



Fletcher Way  
Hemel Hempstead, HP2 5RZ

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## Fletcher Way, Hemel Hempstead

Introducing this charming three double-bedroom maisonette, spread across the ground and first floors, and complemented by a private garden. As you enter through the hallway, you're greeted by the convenience of three storage cupboards, offering practical solutions for organized living.

The heart of this maisonette is the open-plan lounge and kitchen, a harmonious space featuring a breakfast bar. A seamless transition from the kitchen / lounge through a door leads you to the rear garden, a serene outdoor retreat currently laid as a patio, perfect for al fresco dining, relaxation, or entertaining friends and family.

The master bedroom boasts the luxury of an ensuite shower room, providing a private haven within this lovely maisonette. Two additional double bedrooms, one located on the first floor, ensure ample space for family members or guests. The maisonette is serviced by a well-appointed family bathroom, offering both style and functionality.

Outside, a parking space to the front of the property adds a touch of convenience. Additionally, the property benefits from a share of the freehold, providing residents with a sense of ownership and control over their home.

This maisonette is not just a residence; it's a carefully crafted living space that seamlessly combines comfort, style, and functionality. Whether you're enjoying the open-plan living area, the private garden, or the convenience of the ensuite master bedroom, this property offers a warm and inviting atmosphere for modern living.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



## Features

- Three DOUBLE bedroom Maisonette
- Spanning the Ground and First floor
- PRIVATE GARDEN
- Master bedroom with ensuite shower room
- Share of freehold
- Parking space
- Walking distance to local shops and amenities.

## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

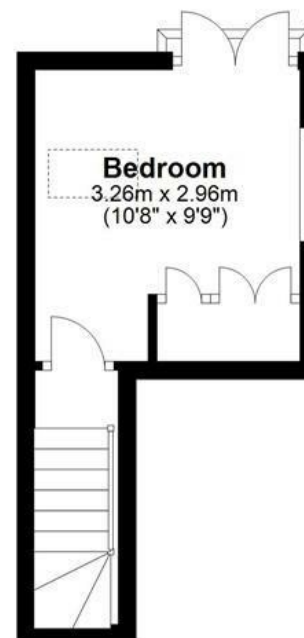
## Ground Floor

Approx. 67.3 sq. metres (724.8 sq. feet)



## First Floor

Approx. 12.4 sq. metres (133.5 sq. feet)



Total area: approx. 79.7 sq. metres (858.3 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.





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