



Ringlet Road  
Hemel Hempstead, HP2 7DQ

squire | estates

---

## Ringlet Road, Hemel Hempstead

A nearly new immaculately presented double fronted FOUR DOUBLE bedroom THREE BATH/SHOWER ROOM, family home benefiting from a delightful SOUTH WESTERLY ASPECT, LANDSCAPED REAR GARDEN, GARAGE AND OFF-STREET PARKING.

The property is arranged over three floors offering bright and spacious accommodation throughout and is fitted with luxury carpets to all rooms and ceramic tiled flooring with under floor heating to the hall and kitchen/dining room.

The property is entered to a hall with a spacious guest WC. The double fronted lounge is a spacious bright room. The kitchen/dining room is fitted with modern wall and floor units, and integrated appliances including electric hob, dishwasher, and washing machine featuring high gloss ceramic floor tiles with underfloor heating. There is also a large larder/storage room opening from the kitchen. Opening from the dining room are large double-glazed french doors opening to the garden which is perfect to enjoy the summer evenings.

To the first floor the landing leads to the master bedroom with a spacious en-suite shower featuring a double size shower, sink and vanity unit , WC and ceramic tiled floor. Bedroom two is a large double room. The family bathroom features a bath with a shower over, sink and a WC.

To the second floor there are two further double bedrooms, with a Jack and Jill bathroom.

Externally is a partly walled landscaped rear garden with a sunny south westerly aspect featuring a full-width paved patio and low maintenance astro turf perfect for summer entertaining.

There is a single garage and off street parking located at the rear of the garden.

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

- Four Bedroom Family Home
- Two En Suite Bathrooms
- Energy Rating C
- Arranged Over Three Floors
- No Upper Chain
- Landscaped Rear Garden
- Driveway and Garage
- Over 1300 Sq Ft Approx

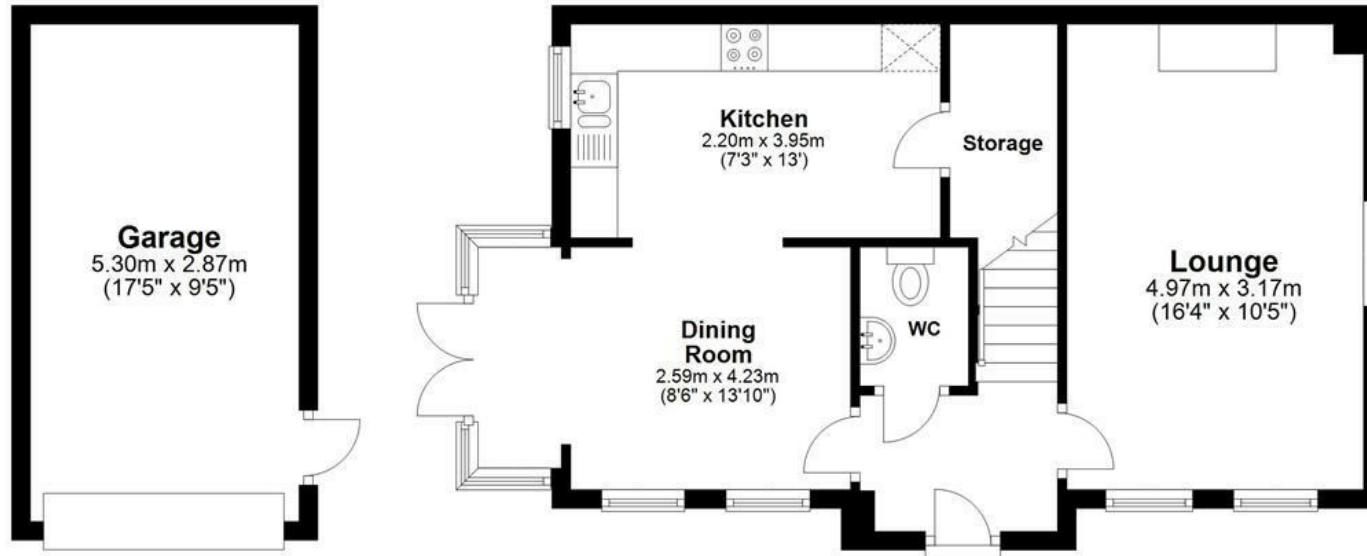
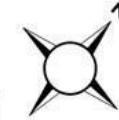
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		77	85
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

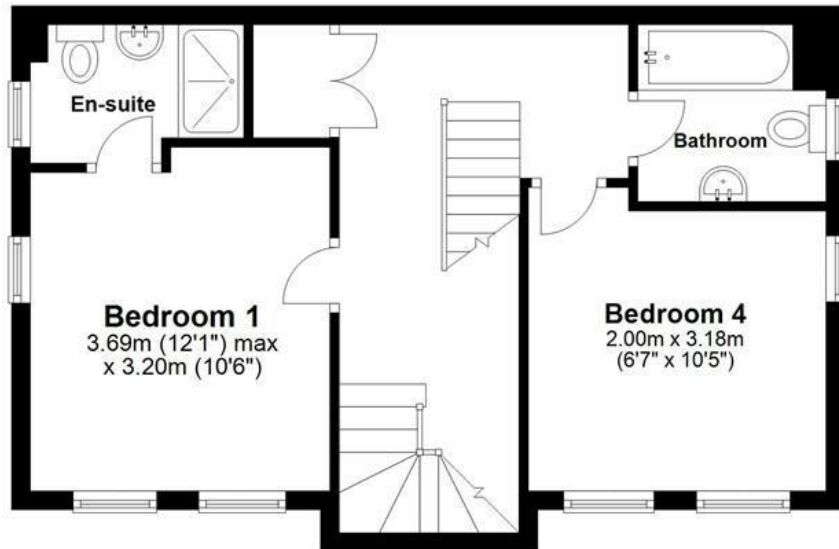
## Ground Floor

Approx. 45.1 sq. metres (485.4 sq. feet)



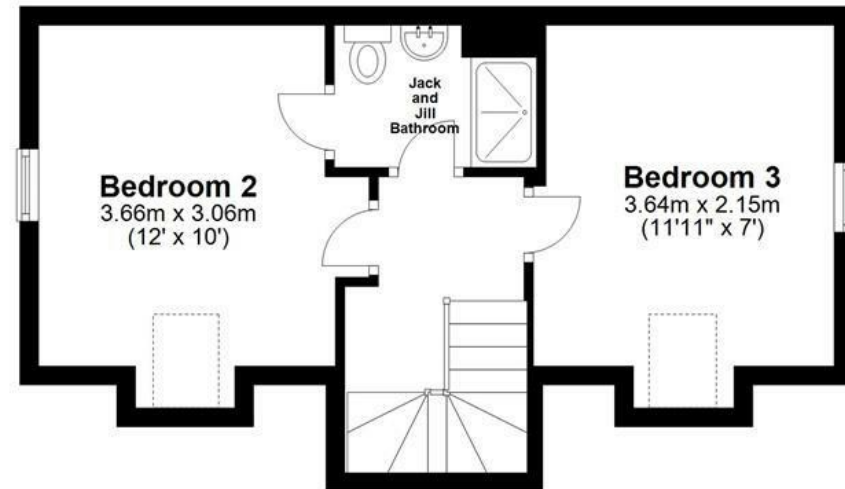
## First Floor

Approx. 43.2 sq. metres (464.6 sq. feet)



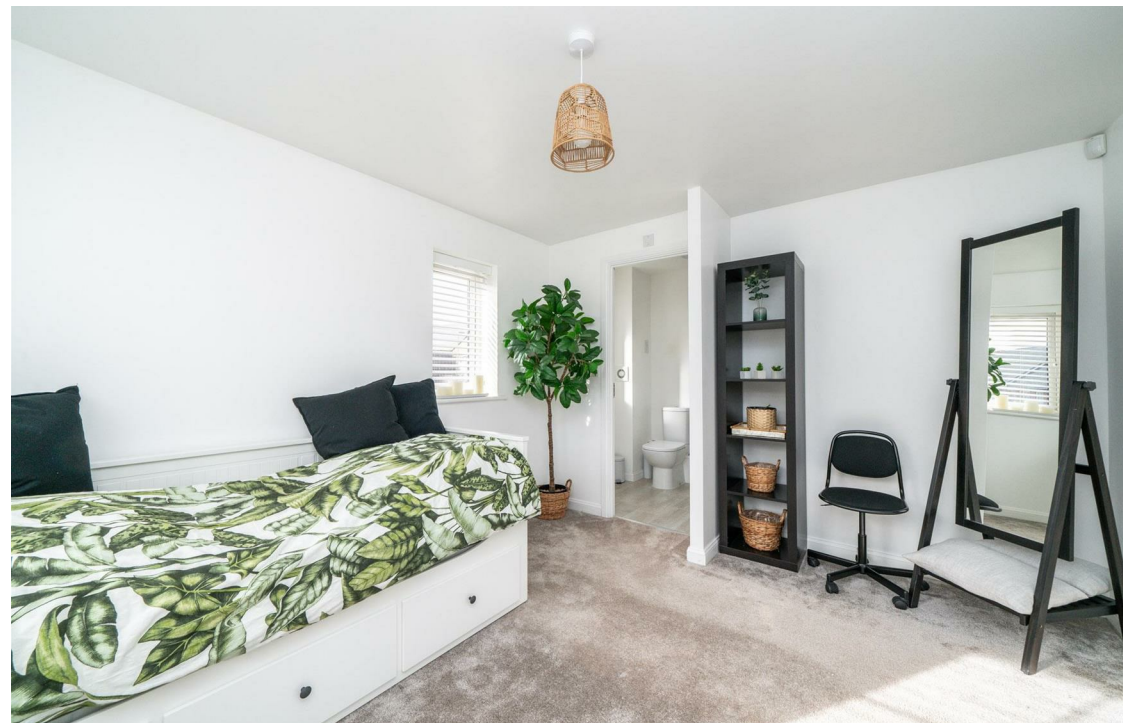
## Second Floor

Approx. 34.1 sq. metres (366.8 sq. feet)



Total area: approx. 122.3 sq. metres (1316.8 sq. feet)

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



67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE  
01442 233533 | [www.squirestates.co.uk](http://www.squirestates.co.uk)