



Betjeman Way  
Hemel Hempstead, HP1 3HJ

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## Betjeman Way, Hemel Hempstead

Squire Estates are pleased to market this beautiful well-presented THREE BEDROOM, THREE RECEPTION ROOM family home with a GARAGE and PRIVATE PARKING. Located in a quiet cul-de-sac in the popular Gadebridge area the property is close to good schools and local amenities.

To the ground floor there is an entrance hall with a contemporary-style guest cloakroom with a sink and WC. The spacious lounge features a gas fire with a modern surround. There is a separate room leading from the lounge currently being used as a study by the current owners. There is also access from the lounge via French doors to a good sized conservatory. The kitchen is well designed and fitted with ample wall and floor units with co-ordinating worktops featuring integrated appliances such as fridge/freezer, dishwasher and an oven with a ceramic hob. There is additional space for washing machine and tumble dryer.

On the first floor there is a bright landing leading to three generously sized bedrooms. The principal bedroom has a separate fully tiled en suite comprising of a enclosed shower, sink and WC. Bedroom two includes fitted wardrobes. The family bathroom has a bath with rainfall shower over, pedestal sink and WC.

To the rear is a private enclosed garden mainly laid to lawn with large patio area perfect for summer entertaining,,a blank canvass to add your own stamp.

The front of the house has a driveway for TWO/THREE cars, and a single garage with electric door and electricity points inside.

The property is within the catchment area of Galley Hill and Gade valley Primary schools, Laureate Academy, JFK and Hemel Hempstead secondary schools. Rossgate shops are within walking distance.

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

- Stylish detached house
- Three bedrooms
- Master bedroom with ensuite shower room
- Three reception rooms
- Detached garage
- Council tax band E

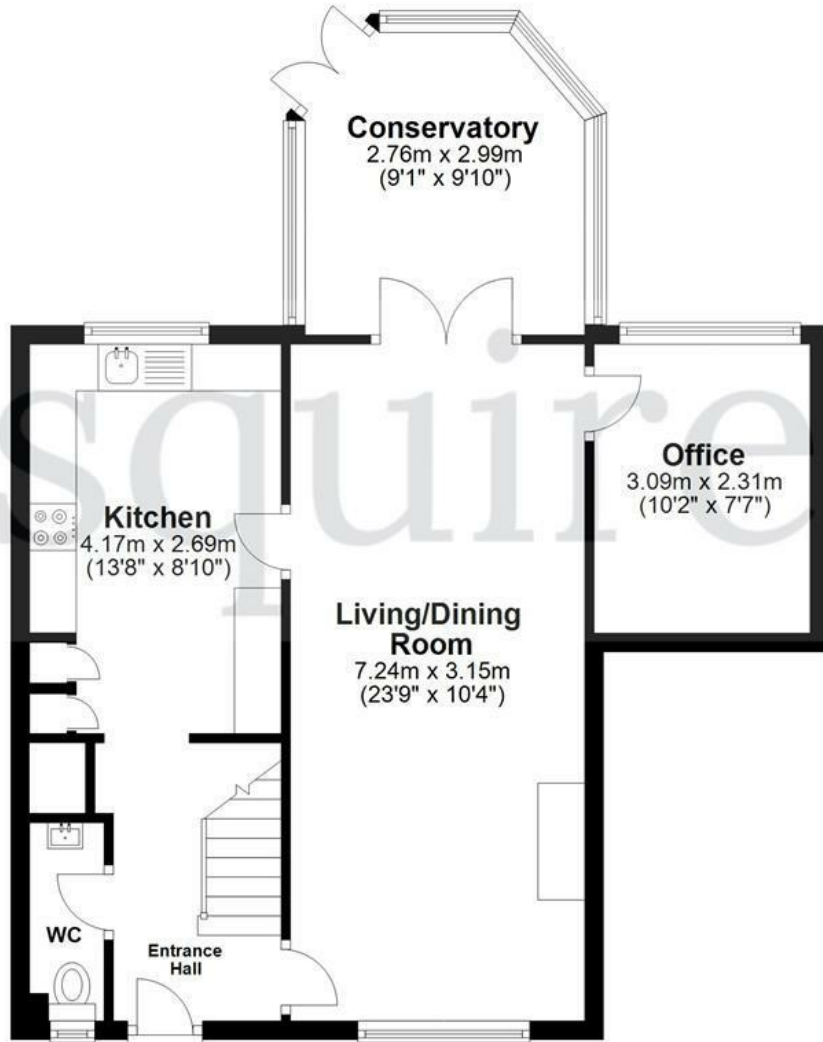
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C	69		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor

Approx. 75.1 sq. metres (808.8 sq. feet)



### First Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



Total area: approx. 118.2 sq. metres (1272.6 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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