



Trouvere Park  
Hemel Hempstead, HP1 3HY

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## Trouvere Park, Hemel Hempstead

Welcome to this family haven in the heart of Gadebridge. Nestled in a peaceful cul-de-sac this FOUR-bedroom detached home offers the perfect blend of space, comfort, and modern living, with the benefit of a driveway for TWO CARS.

As you step inside, you're greeted by a bright and airy atmosphere. The focal point of the ground floor is the inviting open-plan kitchen/breakfast room, boasting sleek integrated appliances including oven, washing machine, tumble dryer and dishwasher, ample worksurfaces and a large breakfast island provide space to cook and eat whilst connecting the dining area. A delightful surprise awaits as you explore further – this versatile room also has a snug area and an extension leading on the garden, currently utilized as a children's playroom. This additional space offers endless possibilities for family fun and entertainment.

Through separate doors is the lounge, providing a cosy retreat for relaxation and entertaining guests. Looking for space to work from home? The dedicated study provides the perfect solution, allowing you to stay productive while enjoying the comfort of your own home.

Upstairs, four bedrooms await, offering peaceful retreats for every member of the family. The principal bedroom boasts the luxury of an en-suite shower room which comprises of a shower, sink and WC. The family bathroom benefits from a modern suite with a shower over the bath, sink and WC.

Access to the garden is through either a door in the kitchen or French doors from the playroom, where a large patio area beckons for al fresco dining, summer barbecues, and leisurely gatherings. The remaining astro turf lawn ensures low maintenance while still providing ample space for outdoor activities and play.

Located in the desirable neighbourhood of Gadebridge, this exceptional family home offers the perfect blend of comfort, convenience, and style. Schedule a viewing today.

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

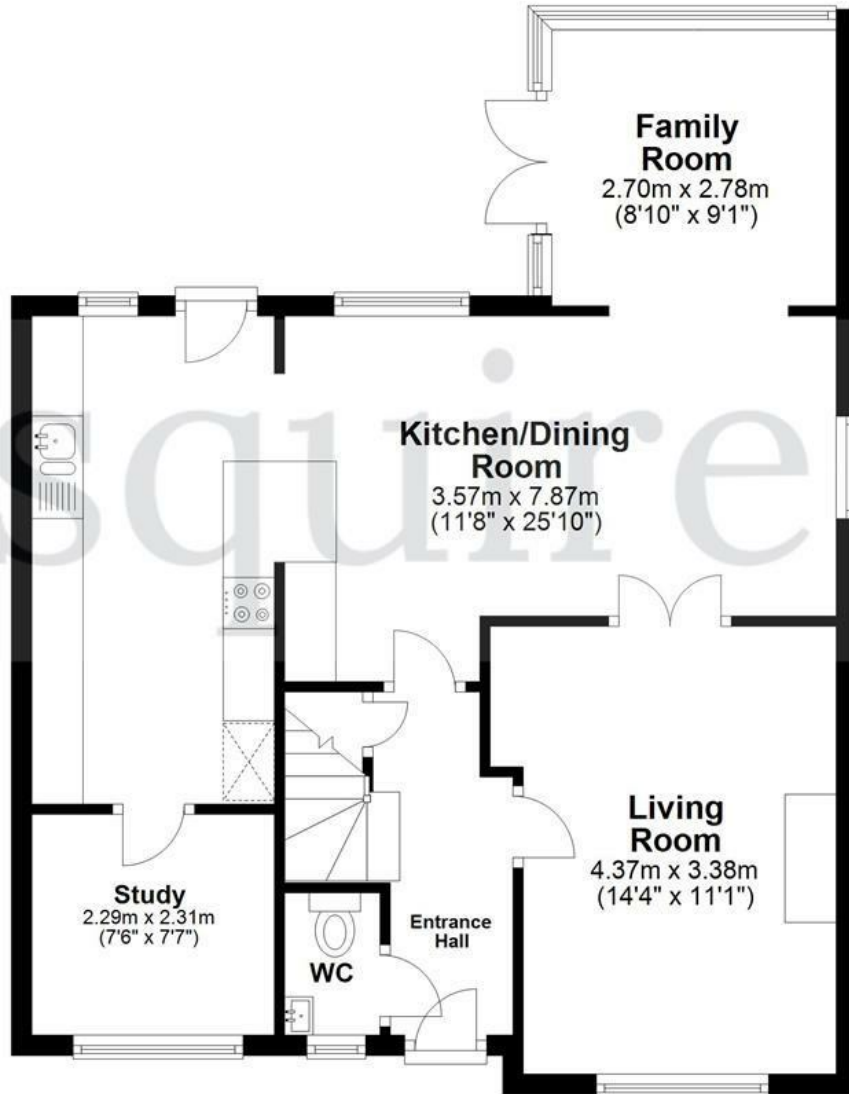
- Four bedroom detached family home
- Open plan kitchen/dining with breakfast island
- Lounge
- Study
- Master bedroom with en-suite
- Low maintenance garden with patio area
- Driveway for two cars
- Private cul-de sac

## To Book a Viewing

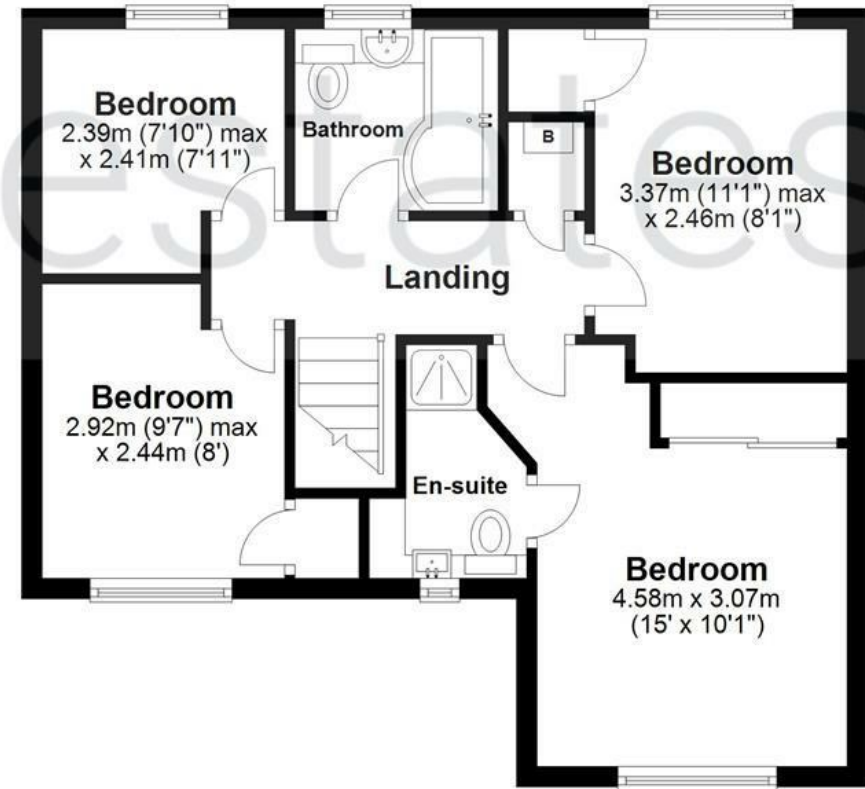
Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 64.2 sq. metres (690.9 sq. feet)



**First Floor**  
Approx. 47.7 sq. metres (513.6 sq. feet)



Total area: approx. 111.9 sq. metres (1204.5 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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