



The Coltsfoot  
Hemel Hempstead, HP1 2DF

squire | estates

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## The Coltsfoot, Hemel Hempstead

PETS ACCEPTED! A superbly presented One bedroom house with PRIVATE garden and TWO ALLOCATED parking spaces located in the much sought after area of Chaulden. The property comprises of a spacious lounge fully fitted and applianced modern kitchen, one bedroom and the property will have a BRAND NEW Refurbished bathroom. The property is within close proximity to Pixies Hill Primary School and local amenities. Available from 14th August 2024.

## Features

- One bedroom house
- Pets ACCEPTED
- TWO Allocated parking spaces
- Walking distance to mainline station
- Must be seen
- Brand New Bathroom
- Available from 14/08/24
- Private garden
- EPC - C
- Council Tax - C

## To Book a Viewing

Please contact Squire Estates on 01442 233533.

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.



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>		
(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	





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