



Lower Barn  
Hemel Hempstead, HP3 9QL

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## Lower Barn, Hemel Hempstead

Available FURNISHED/UNFURNISHED. This STUNNING three-bedroom Semi-Detached family home is situated in this highly sought after area with extensive frontage. This deceptively SPACIOUS property is in immaculate condition throughout and benefits from entrance hall, spacious living/dining area, Modern kitchen, W/C and utility room. The first floor comprises; Bright & spacious principle bedroom with a built in wardrobe ,family bathroom with shower, a second DOUBLE bedroom also with a built in wardrobe and a excellent sized third bedroom with more built in storage. off road parking for 4/5 cars. The property has the added benefit of being in close proximity to Apsley train station, Apsley Marina & Kings Langley.

Available from 15/08/24

## Features

- Three Bedroom semi-detached
- Option for Furnished/Unfurnished
- Fully boarded Loft storage with ladder
- Utility room
- Downstairs W/C
- Available from 15/08/24
- Must be seen!
- Close proximity to Apsley train station
- EPC - C
- Council Tax - D

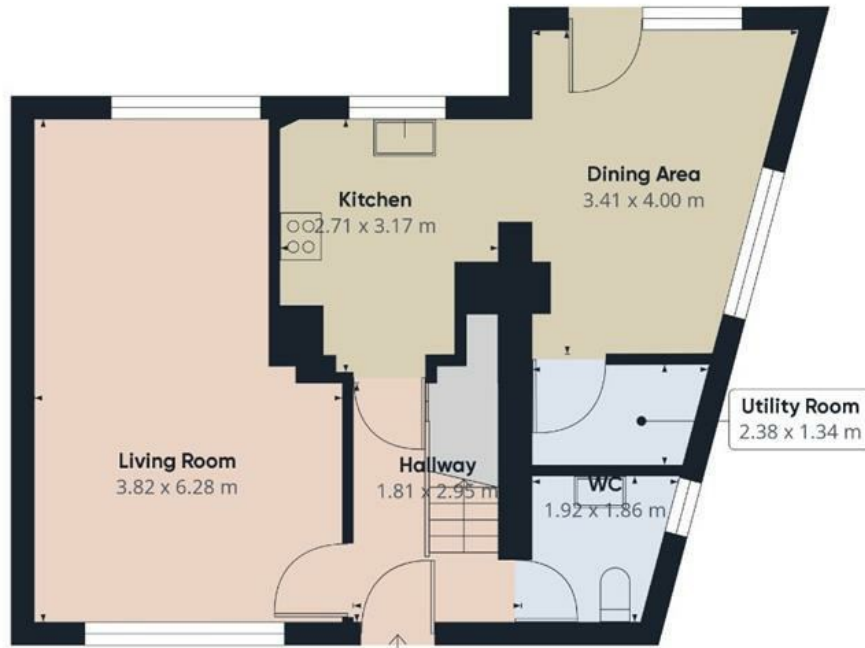
## To Book a Viewing

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C	69		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

Approximate total area<sup>††</sup>  
89.7 m<sup>2</sup>



Floor 1

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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