



**77 New Park Drive, Hemel Hempstead, Hertfordshire HP2 4QL**  
**£2,100 PCM**

Squire Estates are pleased to market this large four bedroom family home, located in this sought after area of Hemel, near highly regarded schools, local amenities and motorway links. The property has been extensively refurbished by the current landlord and comprises a new cream high gloss fitted kitchen large lounge that leads to the dining room and conservatory that lead to the rear garden. To the first floor is a new modern bathroom, two double bedrooms and study, whilst to the second floor is two further double bedrooms. To the rear is a large mainly lawned garden with mature trees and shrubs, this has access to the garage and three out buildings. To the front is a shingles garden with shared driveway. Early viewing is recommended . Available 3rd August 2024

## **LOBBY**

with windows to front and side aspect, wood laminate flooring, door to hallway.

## **HALL**

With stairs rising to the first floor, wood laminate flooring, door leading to reception lounge.

## **LOUNGE**

With bay window to front aspect, feature fire mantle, radiator, wall lights, wood laminate flooring, opening to dining room.

## **DINING ROOM**

With glazed door to kitchen and opening to conservatory, radiator, wood laminate flooring.

## **KITCHEN**

A modern cream gloss kitchen with a range of eye and base level units with worktops over, electric oven, 4 ring gas hob and extractor hood, stainless steel sink with mixer taps, washer, dish washer, pantry with shelving, tiled floor and part tiles walls, window to rear aspect and door to rear garden.

## **CONSERVATORY**

With two dwarf walls with windows to side and rear aspect, vaulted roof with a central light, french doors leading to patio, wood laminate flooring.

## **LANDING**

With window to side aspect, storage cupboard, doors to bedrooms, bathroom and arch to study area.

## **BEDROOM 1**

With window to front aspect, fitted floor to ceiling wardrobes and matching side units and draws, radiator, laid carpet to floor.

## **BEDROOM 2**

With window to rear aspect, radiator, laid carpet to floor.

## **BATHROOM**

A modern bathroom with panel bath with thermostatic shower over, low flush toilet, wash basin, stainless steel heated towel rail, tiled walls and floor, window to rear aspect.

## **STUDY**

Window to front aspect, TV and phone point, radiator, under stairs storage, laid carpet to floor, stairs rising to second floor.

## **LANDING**

With storage cupboard to eaves, doors to bedroom 3 and 4.

## **BEDROOM 3**

With window to front aspect, wardrobes to eaves, radiator, laid carpet to floor.

## **BEDROOM 4**

With window to rear aspect, wardrobes to eaves, radiator, laid carpet to floor.

## **REAR GARDEN**

With access to the side of the property and garage, three outbuildings for storage, flag stone patio that leads to a mainly laid lawn, with a range of mature trees and shrubs to frame.

## **GARAGE**

With up and over door, access to rear garden.

## **FRONT GARDEN**

Laid shingle with a wood picket fence framing the garden, shared driveway with access to garage.

