



Two Waters Road
Hemel Hempstead, HP3 9BZ

squire | estates

Two Waters Road, Hemel Hempstead

This fabulous THREE BEDROOM recently REFURBISHED house is in the perfect location within walking distance to MAINLINE stations and the TOWN CENTRE. Offering to the ground floor a fantastic kitchen breakfast room with a large island, Neff appliances and doors providing access to a balcony overlooking the water, a separate utility with Bosch appliances, lounge with french doors opening on to a decking area, a second reception study / playroom and a cloakroom. To the first floor there are three double bedrooms and a modern family bathroom. The house has underfloor heating throughout.

Available 1st August 2024, this house must be seen to be appreciated. Please call us to view.

Features

- Fantastic new home
- Underfloor heating
- THREE double bedrooms
- Modern family bathroom
- Close to shops and the BR station
- Available 1st August 2024
- Must be seen
- Kitchen with large island, Neff and Bosch appliances
- Council Tax Band - D
- EPC Rating - 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) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE
01442 233533 | www.squirestates.co.uk