



The Shrubby  
Hemel Hempstead, HP1 2TG

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## The Shrubbery, Hemel Hempstead

This beautifully presented, contemporary one bedroom cluster home is set in a quiet cul-de-sac and is offered as a freehold property. The home features an immaculate and modern interior, making it ready for immediate occupancy with no upper chain.

The contemporary interior includes a fully equipped kitchen with modern appliances and a large understairs storage cupboard, offering ample space for all your appliances.

The lounge boasts a charming bay window that floods the room with natural light and stairs leading to the first floor.

The first-floor double bedroom is a good size and provides a comfortable and cozy retreat, whilst the contemporary bathroom includes a shower over the bath, combining style and functionality.

Additionally, to the front of the property there is a private front garden, and allocated parking for one car and to the side a bin/storage cupboard for convenience.

This home is perfect for both first time buyers and investors.

Bordered by green land, Fields End is a tucked away residential area that offers a mixture of homes, perfect for families, couples, and single occupants alike.

It is a quiet area, with excellent access to Potten End and links to Berkhamsted.

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

- One bedroom contemporary cluster house
- Private front garden
- Immaculate condition
- Freehold
- Allocated parking space
- Fitted and applianced kitchen
- Council tax band c
- No upper chain

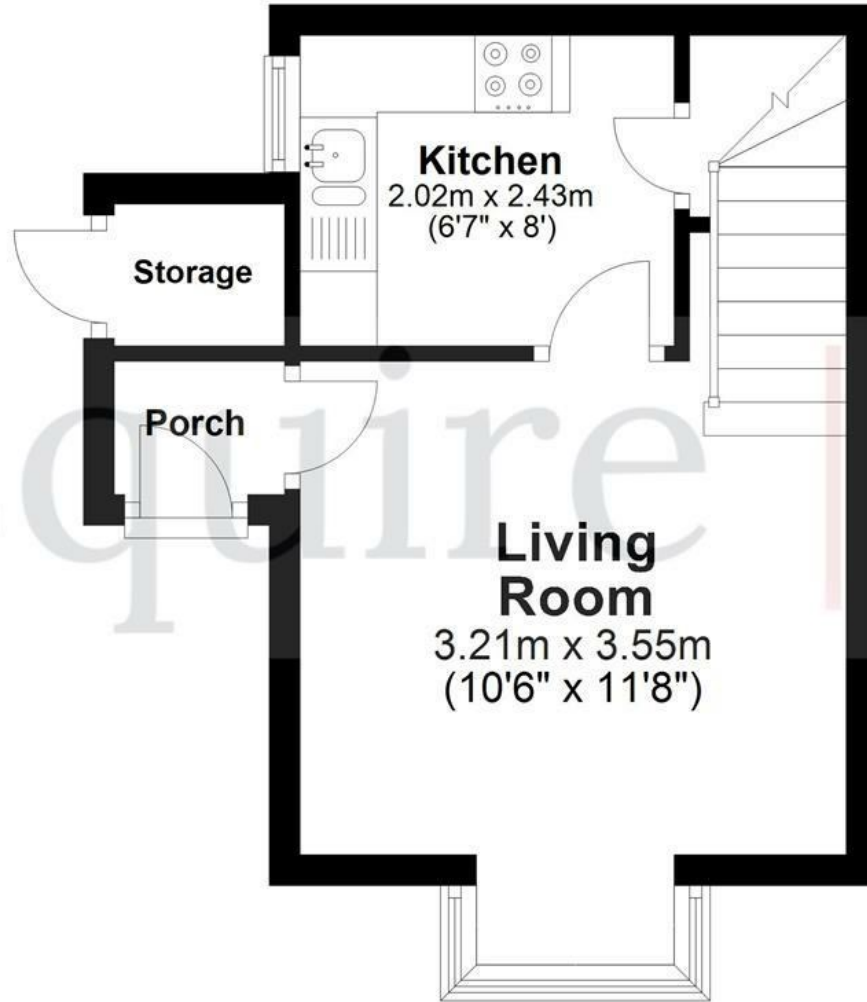
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

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

## Ground Floor

Approx. 22.1 sq. metres (237.4 sq. feet)



## First Floor

Approx. 19.2 sq. metres (206.5 sq. feet)



**Total area: approx. 41.2 sq. metres (443.9 sq. feet)**

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.



