



Fern Drive
Hemel Hempstead, HP3 9EU

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Fern Drive, Hemel Hempstead

A conveniently located one bedroom lower ground floor flat benefiting from a SOUTH FACING BALCONY and parking located in a popular location close to the town centre.

This spacious and well presented flat enjoys a bright southerly aspect to all the main rooms with a balcony off the sitting room.

The property is situated on the lower ground floor and is accessed from a communal entrance hall and staircase. The accommodation is spacious throughout with a hallway which benefits from two good size storage cupboards and leads to a spacious lounge/dining room with door to the balcony. There is a separate kitchen with tiled splash backs, breakfast bar, ceramic hob and integrated oven, fridge/freezer and space for washing machine.

The bedroom is a large double room with views to the communal gardens and access to the balcony via a door. The bathroom is fitted with path, power shower over, sink and WC.

Externally the property benefits from residents parking.

Available from 24/08/24

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 flat
- Ground floor
- Bright & spacious
- Walking distance to town centre
- Residents parking
- Available 24/08/24
- EPC - E
- Council tax - B

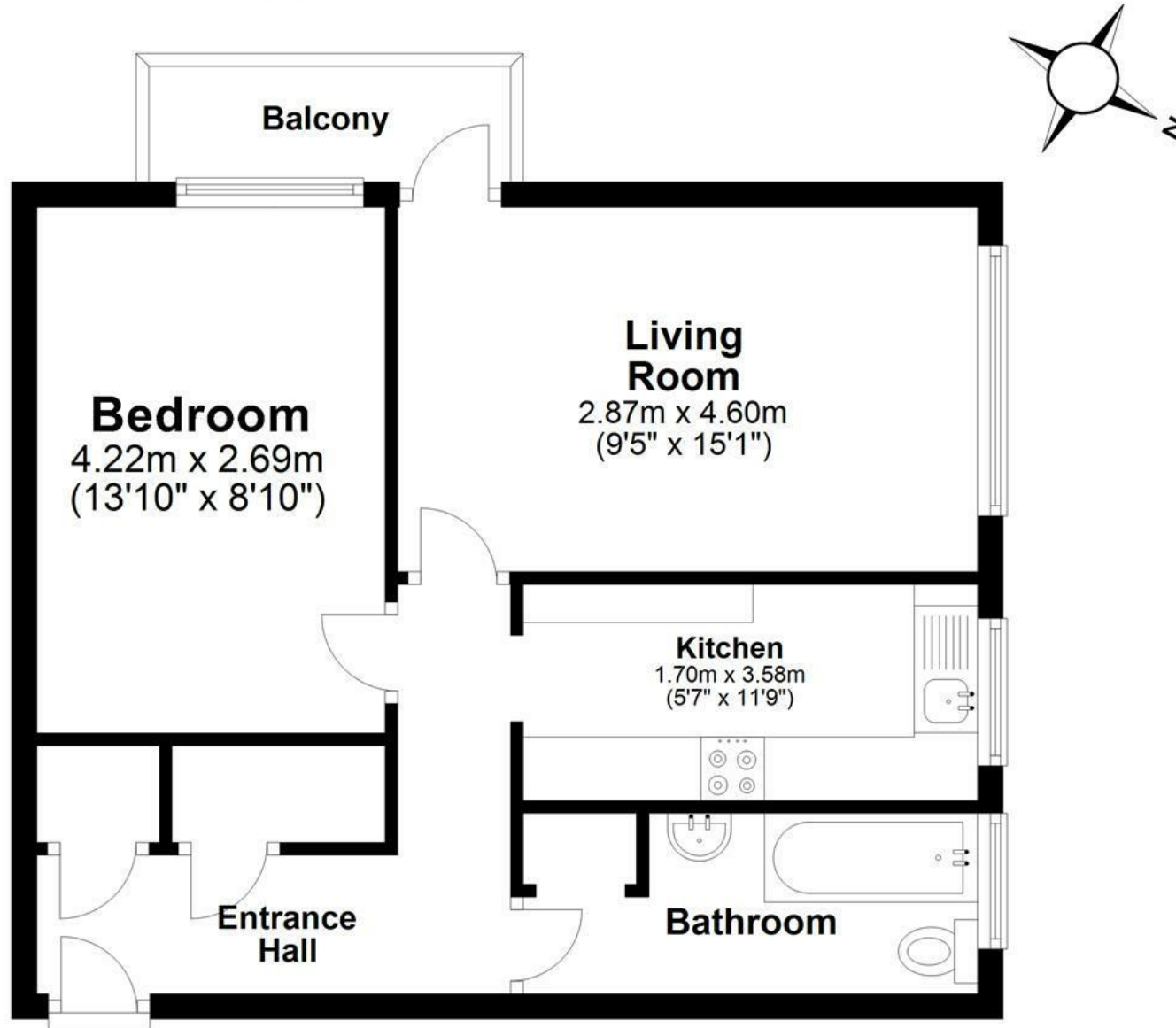
To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 45.9 sq. metres (494.3 sq. feet)



Total area: approx. 45.9 sq. metres (494.3 sq. feet)

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



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