



Avon Square  
Hemel Hempstead, HP2 6DZ

squire | estates

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## Avon Square, Hemel Hempstead

**\*\*Refurbished Throughout\*\*** This Large FOUR/FIVE BEDROOM MAISONETTE with GAS CENTRAL HEATING close to good schools, local amenities and bus routes with DRIVEWAY parking and a private garden.

Located in a quiet close, the maisonette is accessed by its own external front door. Inside the maisonette is located on the first and second floor accessed by a stairway that leads onto the first floor benefiting from a large sitting area, kitchen/dining room and family bathroom.

The second floor leads to the Three bedrooms which are all good sizes.

To the Third floor we have the Fourth bedroom with En-suite and skylight windows.

Externally there is off road parking and a large rear garden with storage.

Available now

## Features

- Four/Five bedroom maisonette
- Refurbished Throughout
- Immaculate condition
- Off road parking
- Rear Garden with storage
- Available now
- Close to local schools & amenities
- Must be seen
- EPC - C
- Council tax - B

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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