



St. Johns Road  
Hemel Hempstead, HP1 1NR

squire | estates

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## St. Johns Road, Hemel Hempstead

**\*\*NEW CARPETS THROUGHOUT\*\*** Squire Estates would like to present this charming 1-Bedroom first Floor Maisonette in Boxmoor

Nestled in the heart of Boxmoor, this delightful 1-bedroom first floor maisonette is just a short walk from the BR station, this well-presented property has been freshly decorated throughout.

The open plan lounge is bright & spacious with the fully fitted kitchen coming equipped with wall and floor units, a built-in oven and hob, a free-standing fridge/freezer, and a washing machine, with a window offering a lovely view of the garden.

The bedroom includes a built-in wardrobe and an en-suite shower room, ensuring privacy and comfort. Additionally, there is a versatile storage room off the hallway that could be used as a home office.

This property benefits from front and back gardens, both maintained by a gardener and shared with the flat below. The rear garden provides convenient access to the parking area, where you'll find one allocated parking space.

Available Now! this maisonette offers an ideal blend of location, comfort, and convenience. Don't miss out on making this your new home!

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 Maisonette with garden
- Allocated parking space
- Recently decorated
- Central Boxmoor location
- Maintained garden shared with 1 other flat
- Available Now!
- Fully appliances and fitted kitchen
- Council tax B
- EPC Rating C

## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(69-80) <b>C</b>		
(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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