



Parkview Rise  
Hemel Hempstead, HP2 5DP

squire | estates

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## Parkview Rise, Hemel Hempstead

Squire Estates would like to present this contemporary style FOUR/FIVE bedroom executive TOWN HOUSE arranged over three floors, with off street parking located a short distance from the Town Centre and Hemel Hempstead Old Town.

The property is located in a small close with similar style properties and finished with high quality oak generated wood flooring in the living areas. The house has contemporary fittings throughout.

The property benefits from an open plan high gloss fully integrated kitchen with ample wall and base units with integrated appliances. The kitchen is open plan to the spacious dining/family room featuring French doors leading out on to the garden. There is a guest WC on the ground floor.

To the first floor is a large family room/bedroom five and another bedroom with an en-suite shower room. To the second floor there are three further bedrooms and a family bathroom with a bath with shower over, sink and a WC.

To the rear there is a courtyard garden with side access, and to the front two parking spaces.

This family home is situated in Hemel Hempstead, close to the Old Town and Marlowes Town Centre with its comprehensive range of shopping facilities and recreational amenities including, an IMAX cinema, The Snow Centre, an ice rink and the XC centre with a range of activities and multiple restaurants.

The property is a short drive from Hemel Hempstead mainline station with a fast and frequent railway service into London Euston in 24 minutes. Close by are both the M1 and M25 motorways, making the area ideal for commuters.

Close by, Gadebridge Park runs from the northern edge into the heart of the town along the Gade valley, providing acres of space for recreation, including bowls, splash area, skate park and childrens play area. Highly regarded primary, secondary and independent schools including Abbot's Hill School for Girls and Lockers Park School for Boys are within close proximity.

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

- 4/5 bedroom Townhouse
- Adeyfield location close to Town centre
- Contemporary fittings throughout
- Master bedroom with ensuite
- High gloss fully applianced kitchen
- Second lounge / 5th bedroom
- 2 parking spaces

## To Book a Viewing

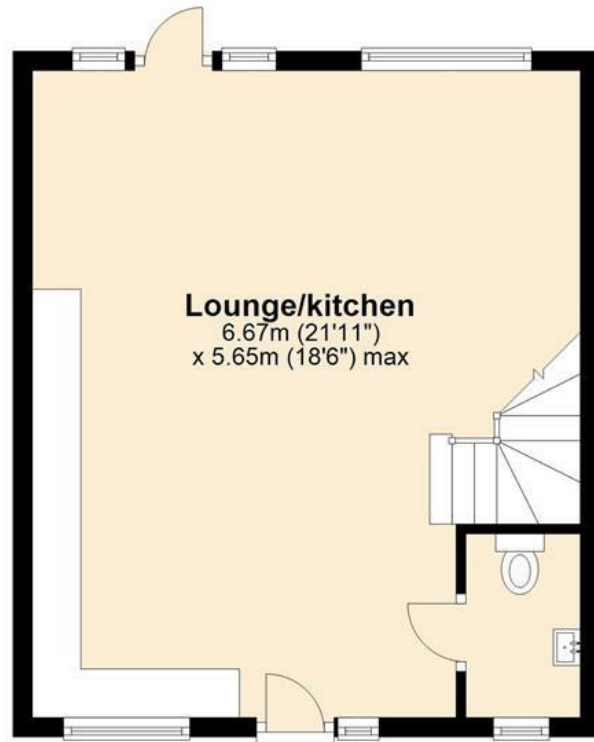
Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



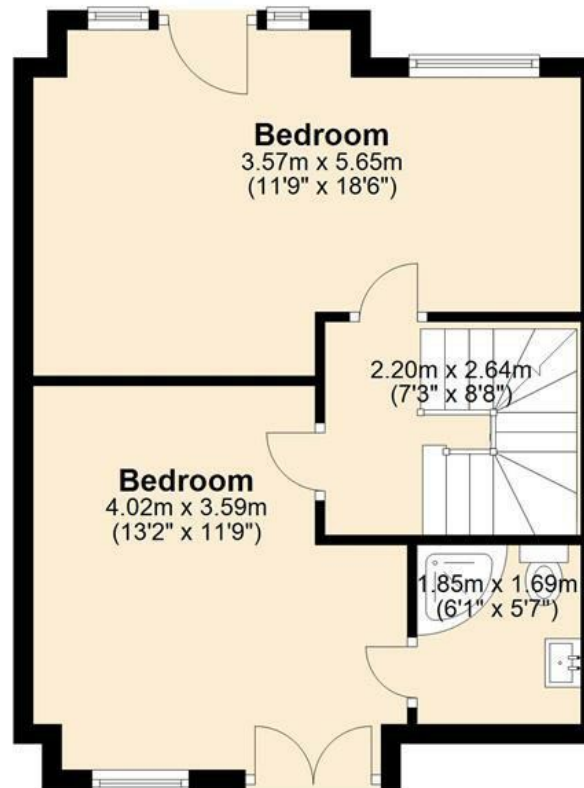
### Ground Floor

Approx. 37.7 sq. metres (405.6 sq. feet)



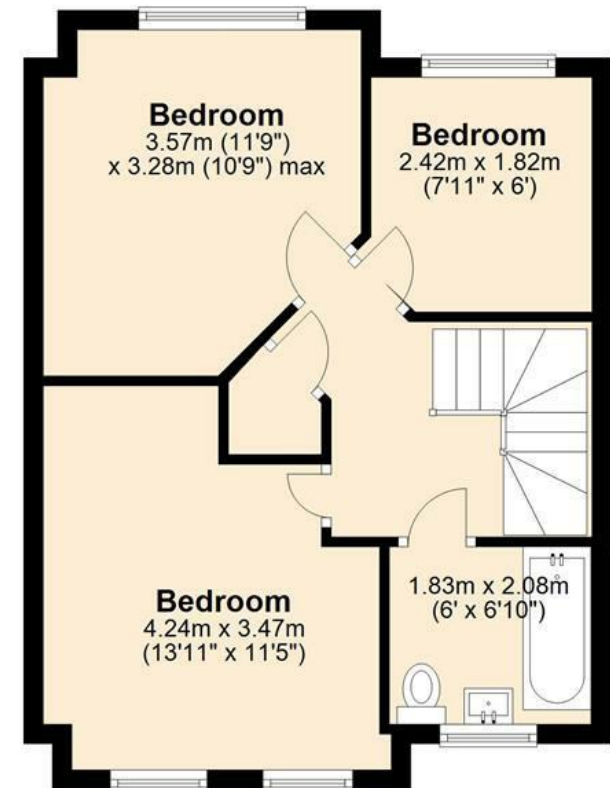
### First Floor

Approx. 40.6 sq. metres (437.2 sq. feet)



### Second Floor

Approx. 40.6 sq. metres (437.0 sq. feet)



Total area: approx. 118.9 sq. metres (1279.8 sq. feet)



