



Shearwater Road, Hemel Hempstead, HP3 0GB
£575,000

Located in the desirable area of Shearwater Road, Hemel Hempstead, this charming townhouse offers a perfect blend of modern living and comfort. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes two inviting reception rooms, providing ample room for relaxation and entertaining guests. This home is not just a place to live; it is a sanctuary that offers both comfort and practicality. With its modern features and thoughtful design, it is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this delightful townhouse your new home.

Entrance Hall

Fitted Kitchen



Living Room 15'3 x 13'2 (4.65m x 4.01m)



Kitchen/Dining/Family Room 31'10 x 15'3 (9.70m x 4.65m)



Bedroom Two 15'3 x 11'10 (4.65m x 3.61m)



Downstairs Cloakroom

First Floor Landing



Bathroom



Second Floor Landing



Bedroom Three 11'9 x 7'9 (3.58m x 2.36m)



Bedroom One 15'3 x 12'5 (4.65m x 3.78m)



Bedroom Four 8'6 x 7'2 (2.59m x 2.18m)



En Suite



Rear Garden

Garage and Driveway



Floor Plan

Ground Floor

- Garage: 5.50m x 5.50m (18' 1" x 18' 1")
- Kitchen/Dining/Sitting Room: 9.70m x 4.65m (31' 10" x 15' 3")
- Hall
- w.c.

First Floor

- Living Room: 4.65m x 4.01m (15' 3" x 13' 2")
- Bathroom: 2.37m x 1.58m (7' 9" x 5' 2")
- Landing
- Bedroom 2: 4.65m x 3.61m (15' 3" x 11' 10")

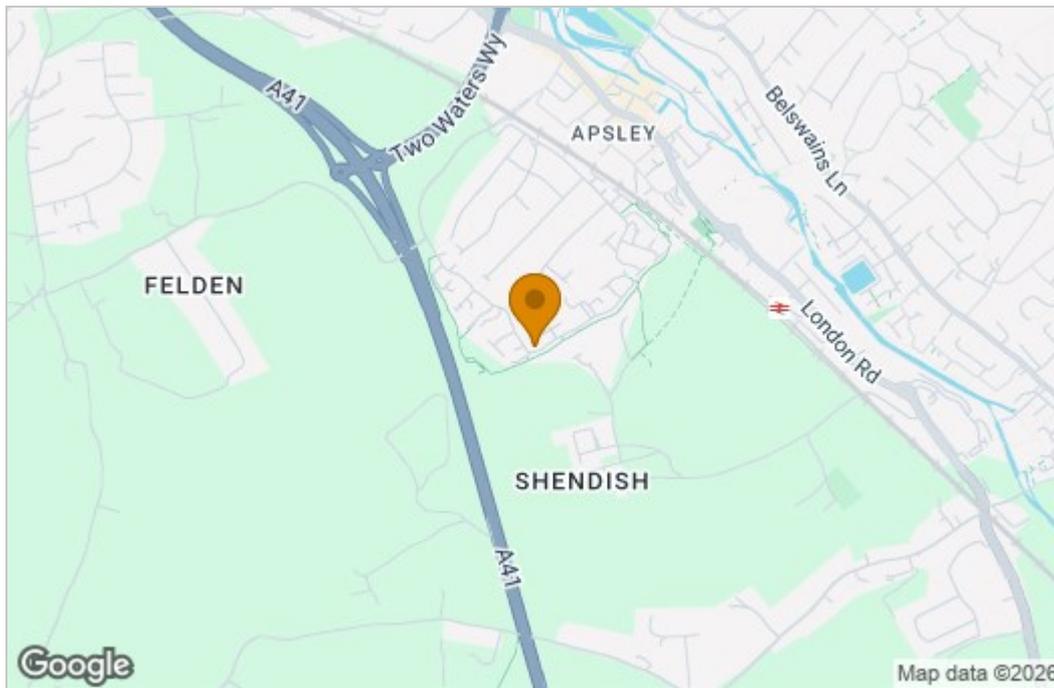
Second Floor

- Main Bedroom: 4.65m x 3.79m (15' 3" x 12' 5")
- En-suite: 2.37m x 1.58m (7' 9" x 5' 2")
- Landing
- A/C
- Bedroom 3: 3.57m x 2.36m (11' 9" x 7' 9")
- Bedroom 4: 2.58m x 2.18m (8' 6" x 7' 2")

Clements estate agents

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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