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15 Squirrel Chase, Hemel Hempstead, HP1 2TL

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## Offers In Excess Of £700,000

- FOUR BEDROOM DETACHED FAMILY HOME
- SPACIOUS LOUNGE WITH BAY WINDOW AND INGLENOOK FIREPLACE
- FITTED KITCHEN WITH SEPARATE UTILITY ROOM
- ENCLOSED REAR GARDEN WITH PATIO AND MATURE PLANTING
- IDEAL FAMILY HOME IN A POPULAR RESIDENTIAL SETTING
- SOUGHT AFTER FIELDS END LOCATION IN HEMEL HEMPSTEAD
- SEPARATE DINING ROOM WITH FRENCH DOORS TO GARDEN
- MAIN BEDROOM WITH EN-SUITE
- DRIVEWAY PARKING AND GARAGE
- INTERACTIVE VIRTUAL TOUR

We are delighted to offer for sale this well presented four bedroom detached family home, situated within the highly popular Fields End area of Hemel Hempstead, a location favoured for its family-friendly setting and convenient access to local amenities and schooling.

The property is entered via a welcoming entrance hall with stairs rising to the first floor. The spacious lounge features a charming box bay window and an attractive inglenook fireplace, creating a warm and inviting living space. This opens through to a separate dining room, where French doors lead out to the rear garden, providing an ideal setting for both everyday family life and entertaining.

The kitchen is fitted with an extensive range of floor and wall mounted units, offering ample storage and work surface space, and is complemented by a separate utility room which provides additional practicality and benefits from a door opening directly onto the rear garden.

Upstairs, the first floor offers four well proportioned bedrooms, with the main bedroom enjoying the added benefit of an en-suite shower room. A family bathroom completes the accommodation on this level.

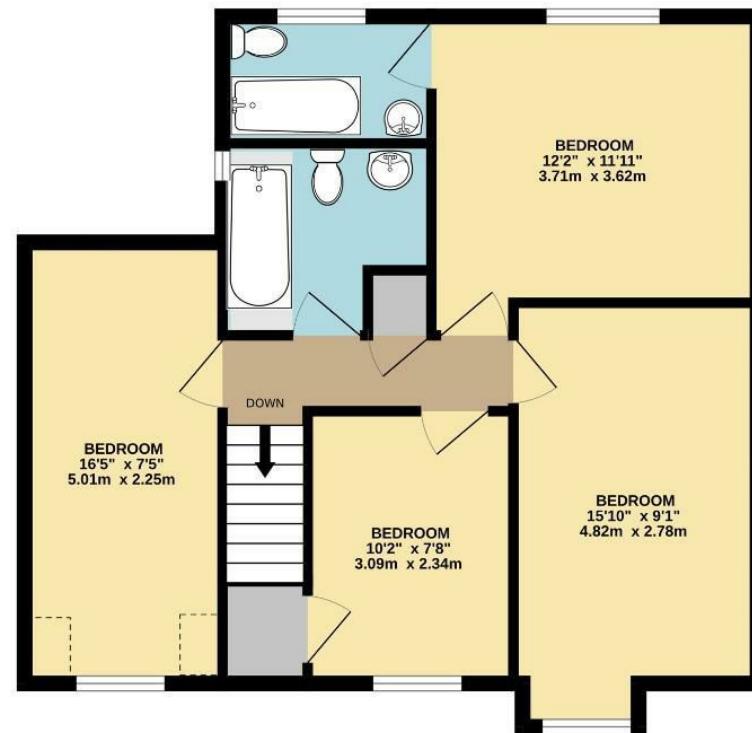
Externally, the enclosed rear garden is mainly laid to lawn and features a patio seating area along with mature flower beds and established trees, creating a pleasant and private outdoor space. To the front, a driveway provides off-road parking and access to the garage.

Overall, this is a fantastic opportunity to acquire a detached family home in a highly sought-after location, and an internal viewing is highly recommended to fully appreciate the space and setting on offer.

GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 1303 sq.ft. (121.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

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







