



Kipling Grove
Hemel Hempstead, HP2

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Kipling Grove

BRAND NEW spacious THREE BEDROOM family home located in a popular cul-de-sac., property benefits from NEW GAS HEATING,garden and OFF STREET PARKING.

To the ground floor the spacious entrance lobby has a storage cupboard which houses the boiler. Downstairs cloakroom with pedestal basin and WC. Separate lounge with windows and views to the front of the property. The kitchen/dining room is well fitted with ample wall and floor unit, breakfast bar with further cupboard space Integrated appliances include an electric oven and GAS hob, extractor fan, fridge/freezer and washing machine. Dining area with french doors leading the the rear garden.

Stairs from the hallway lead up to a spacious landing from which there are two double bedrooms and one single bedroom. The principle bedroom has fitted wardrobes. There is a fully tiled family bathroom comprising of a bath with shower overhead, pedestal sink, WC and heated towel rail.

To the rear is a good size garden laid to lawn with a patio.

To the front there is a driveway.

This property is situated on a residential road in the Woodhall Farm area of Hemel Hempstead close to local shops and amenities.

A short drive from the mainline station with a fast and frequent railway service into London Euston and close to the M1 and M25 motorways, providing easy links to Heathrow, Gatwick and Luton airports.

Hemel Hempstead has a good range of shopping facilities and many recreational facilities including close by the open spaces of Grovehill playing fields, an IMAX cinema, The Snow Centre, an ice rink and the XC centre with a range of activities and multiple restaurants.

The highly regarded Brockwood Infant and Junior School and Holtsmere End Primary schools, Astley Cooper Secondary school and various independent schools are within close proximity.



Features

- NEW BUILD
- CHAIN FREE
- Three bedrooms
- Kitchen/dining room
- Fully tiled bathroom
- Downstairs WC
- Garden
- Parking

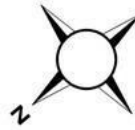
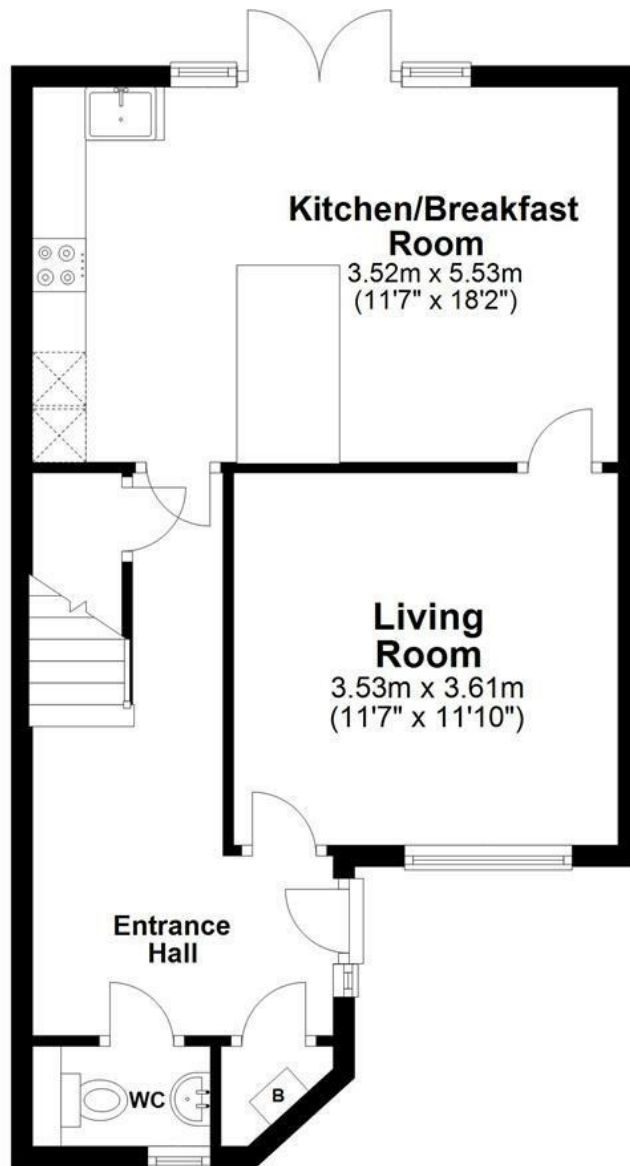
Viewing

Please contact Squire Estates on 01442 233533.

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

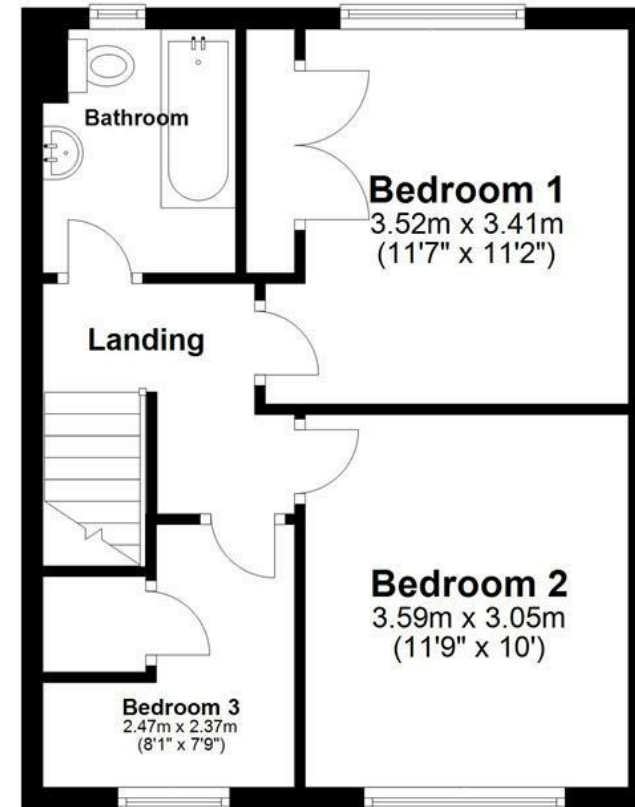
Ground Floor

Approx. 46.9 sq. metres (504.9 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



Total area: approx. 86.4 sq. metres (930.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.



67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE
01442 233533 | www.squirestates.co.uk