



Hardy Road  
Hemel Hempstead, HP2

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## Hardy Road

\*NEW BUILD\* Lydhurst , a detached THREE DOUBLE BEDROOM family home. The property is high specification throughout with underfloor heating to the ground floor on a Megaflo system. The property benefits from a south facing rear garden and a private paved driveway to the front and is located in a popular residential area.

The property is bright and airy throughout with good size open plan accommodation. The hall leads to a large well fitted kitchen/breakfast room with large bi-fold doors to the rear garden and is comprehensively fitted with ample wall and floor units and a central island/breakfast bar with quartz arctic ice worktops. Integrated appliances include a Sterling range cooker, dishwasher, wine cooler and a Hi-Sense american style fridge/freezer. A separate utility room houses a washer/dryer. The sitting/dining room is a very spacious room is wired for Sonos speakers and CCTV and enjoys glazed doors opening to the rear garden.

To the first floor there are THREE DOUBLE BEDROOMS. The spacious principle bedroom benefits from a fully tiled en-suite shower room with a shower and wall hung Durovit sink and WC . There are two further double bedrooms and a fully tiled family bathroom with a bath with an overhead rain fall shower and wall hung sink and WC.

To the rear is a southerly aspect garden. To the front is a private paved driveway for two /three cars.

### 10 YEAR BUILDZONE GUARANTEE

Situated in Hemel Hempstead, 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 bowling, crazy golf, croquet, giant chess and play areas.

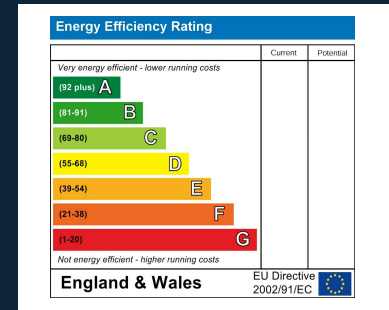
Highly regarded primary and secondary schools are within close proximity.

## Features

- Brand new chalet bungalow
- High specification kitchen / breakfast room
- Underfloor heating
- En suite to master bedroom
- Separate utility room
- Driveway for three cars
- 10 YEAR BUILDZONE GUARANTEE

## Viewing

Please contact Squire Estates on 01442 233533



**Ground Floor**



**First Floor**



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

