



Weymouth Street
Hemel Hempstead, HP3

squire | estates

Weymouth Street

A pretty Victorian cottage in Apsley Village with TWO DOUBLE BEDROOMS, kitchen/dining room, reception room, ground floor bath/shower room, gas central heating and a good size level rear garden.

The property is walking distance to Apsley Main Line station and is in good condition throughout.

An entrance porch opens to a lounge with views to the front. The kitchen/dining room is fitted with wall and base units with an integrated oven and electric hob. There is a utility room which is fitted with a washing machine. On the ground floor is a fully tiled bathroom fitted with a bath and a shower over, a sink and WC.

Stairs from the kitchen lead up to a landing. The principle bedroom is a good size and is the full width of the property with views to the front. Bedroom two is a double room and has views to the rear.

To the rear is a pretty cottage garden with a patio, grass, flower borders and a timber shed.

There is on street parking to the front of the property

This property is situated in Apsley, close to 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 in walking distance to Apsley 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 in Hemel Hempstead, 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.



Features

- Attractive Victorian character cottage
- Two double bedrooms
- Kitchen/dining room
- Bath/shower room
- Lounge
- Utility room
- Rear garden
- On street parking
- Apsley Village location
- Walking distance to Apsley main line station

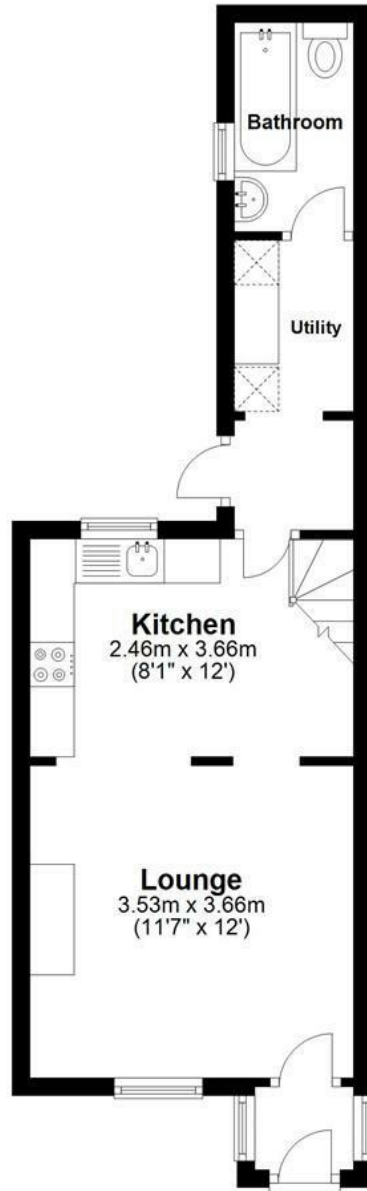
Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

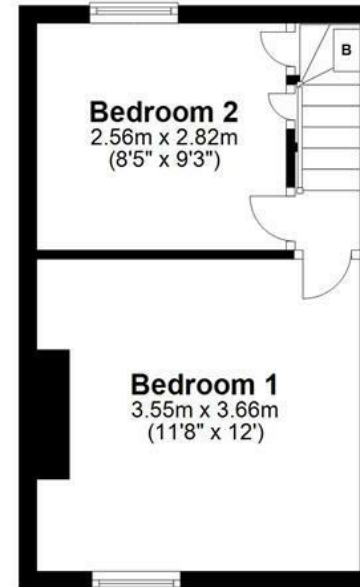
Ground Floor

Approx. 31.7 sq. metres (340.9 sq. feet)



First Floor

Approx. 22.7 sq. metres (244.6 sq. feet)



Total area: approx. 54.4 sq. metres (585.6 sq. feet)

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

88, Weymouth Street, -



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