

Mulburries



Briery Way , Hemel Hempstead, HP2 7AN

Offers in excess of £600,000



Briery Way, Hemel Hempstead, HP2 7AN

- Four Bedroom Detached House
- Garage To Side
- Side Access
- Overlooking Park To Front
- Double Story Rear Extension
- Guest Cloakroom/Utility
- Off Street parking For 3 Cars
- Mature private Garden
- Potential To Extend Further (STPP)
- Set over 1557 sq/ft

Mulburries are delighted to welcome this expansive, spacious detached family home onto the open market.

Already covering in excess of 1550 square feet, this large family home, still has the potential to be developed further with a garage to the side and loft potential (subject to planning permission). The property is surrounded by green





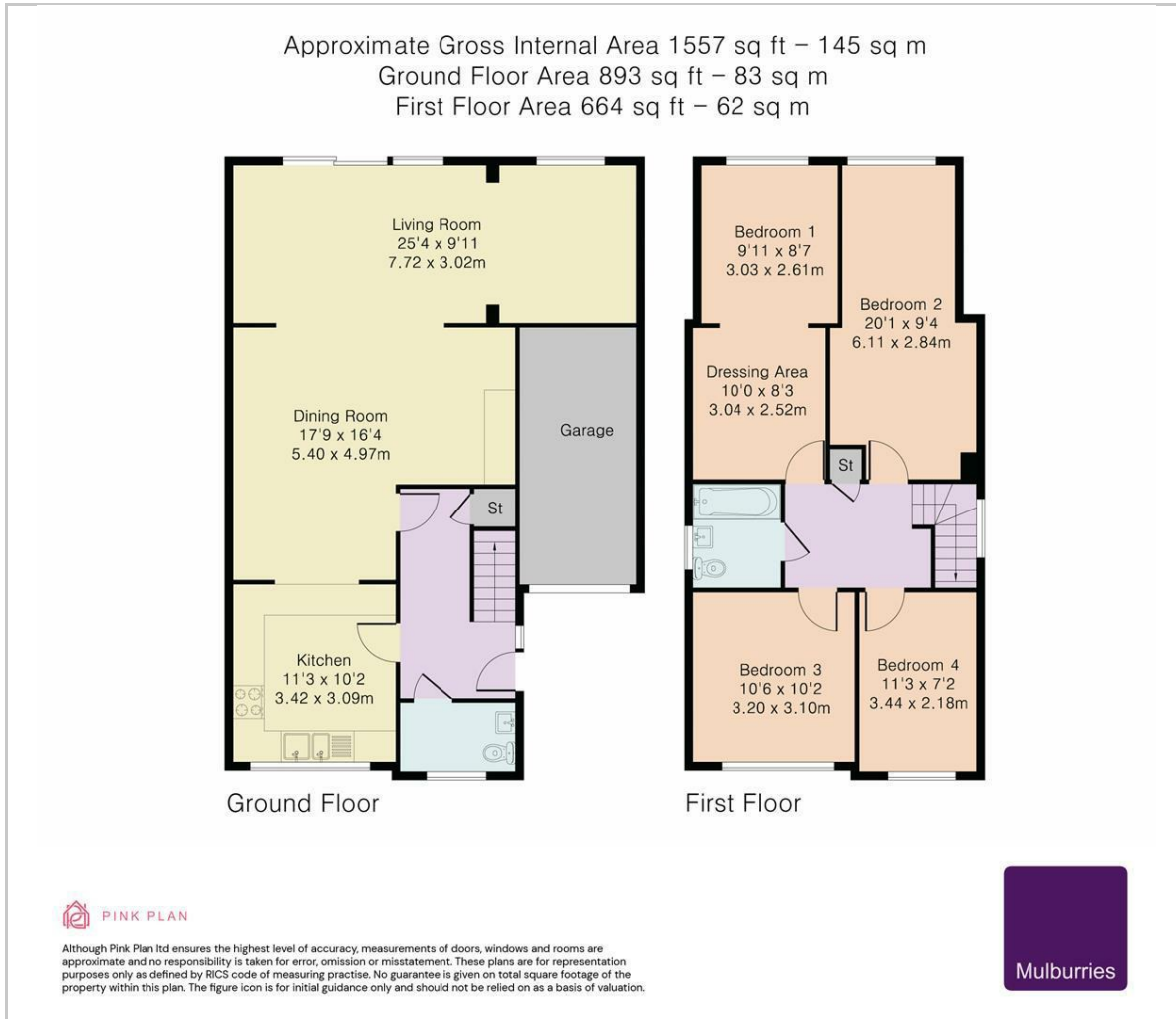
space too, very easy on the eye, you have trees bordering the rear which aids privacy and the front overlooks Field Street Green playing fields.

Comprising of; entrance hallway, cloakroom/utility, fully fitted kitchen with built in appliances, substantial open planned living, dining and entertaining space with access to the garden. The garden itself is ample size for the house, and is the main lawned, there is also side access too.

The first floor has a wide landing space with four bedrooms and the family bathroom. All four bedrooms are various sizes of double rooms, with the two to the rear of the house the larger due to the extension. Added benefits include a garage to the side, and off street parking for three to four cars.



Floor Plan

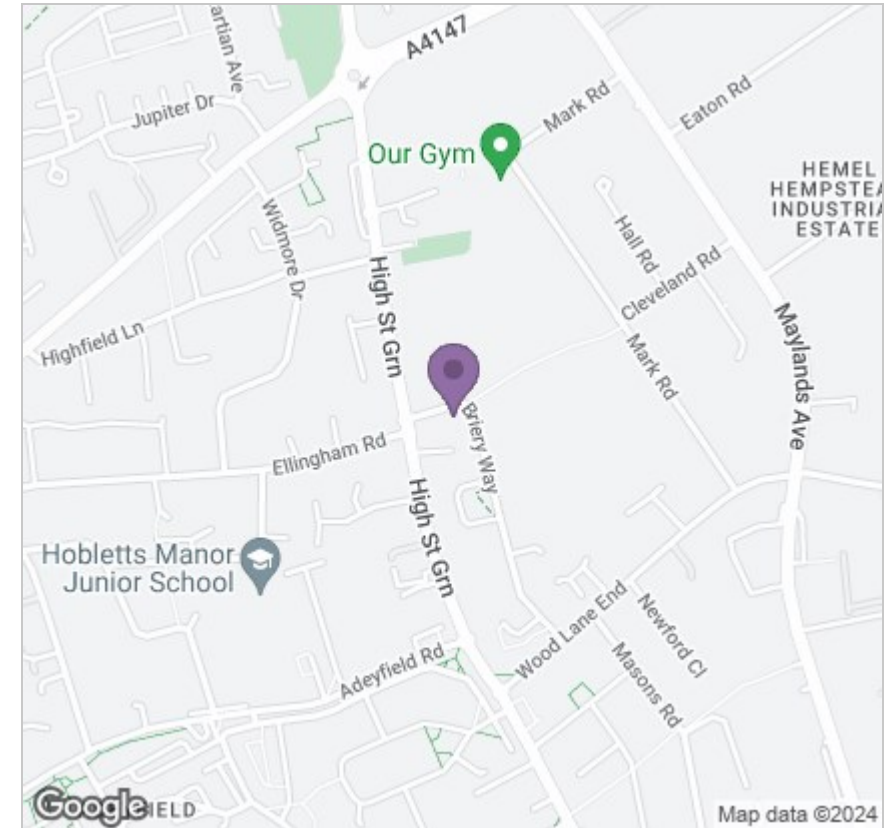


Viewing

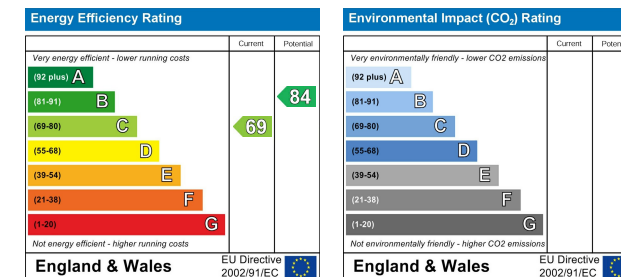
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

31 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HH
 Tel: 01442 732362 Email: contact@mulburries.co.uk ryan.green@mulburries.co.uk

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.