



3 Isenburg Way , Hemel Hempstead, HP2 6NQ

Mulburries are excited to offer this delightfully presented extended two bedroom terraced home onto the open market located in a quiet cul-de-sac in the popular area of Grovehill.

The home is perfectly priced for aspiring first time buyers looking to make their first steps onto the ladder, and being able to buy a freehold property when doing so. The addition of a home office/ walk in wardrobe space in the loft off of the main bedroom and a rear extension on the ground floor really add to the feel of space within the home.

Comprising of; porch, open planned reception/dining and kitchen area on the ground floor. The first floor has two double bedrooms, one with a further staircase into the previously mentioned office space and a three piece family bathroom with bathtub. The garden to the rear is part patio/part lawn and is easily maintained and there is the additional bonus of a garage accessible from a rear garden gate, that is a short walk from the house.

Isenburg Way is situated a short walk from local shops, parks and amenities, as well as highly regarded local schools and transport links, as well as fantastic links to the M1 & M25.

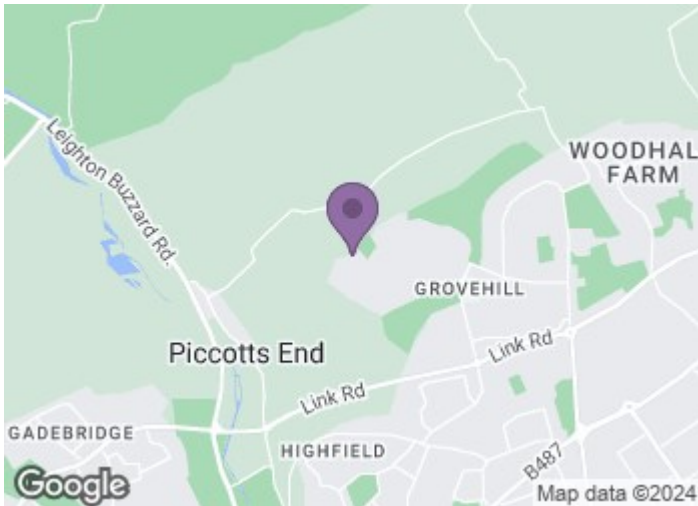
Offers in excess of £375,000

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- Quiet cul-de-sac in the popular area of Grovehill
- Modern kitchen
- Rear garden with patio area
- Loft room
- Two double bedrooms
- Spacious living room
- Garage
- Rear extension
- Open planning dining room
- New gas boiler fitted April 2022



[Directions](#)



Floor Plan

Approximate Gross Internal Area 1033 sq ft – 96 sq m
 Ground Floor Area 460 sq ft – 43 sq m
 First Floor Area 343 sq ft – 32 sq m
 Second Floor Area 84 sq ft – 8 sq m
 Garage Area 146 sq ft – 14 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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