

Mulburries



Marriotts Way , Hemel Hempstead, HP3 9EN

Guide price £450,000



Marriotts Way, Hemel Hempstead, HP3 9EN

- Four Bedrooms
- Large Garden
- Drveway
- Great Location
- No Onward Chain
- Ample Downstairs Space
- Separate Study/Bedroom Five
- Large Reception Space



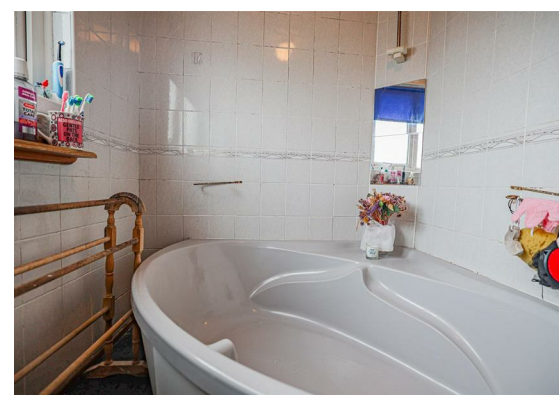
Guide Price £450,000 - £475,000. Nestled in the sought-after location of Marriotts Way, Hemel Hempstead, this charming end terrace house offers a perfect blend of space and comfort. Boasting two reception rooms and a generous 1,432 sq ft of living space, this property is ideal for those seeking room to grow.



As you step inside, you are greeted by a spacious open plan kitchen/breakfast room complete with fitted appliances, perfect for whipping up delicious meals and entertaining guests. The property features four well-sized bedrooms on the first floor, with the potential for a fifth bedroom on the ground floor, providing flexibility for your needs.

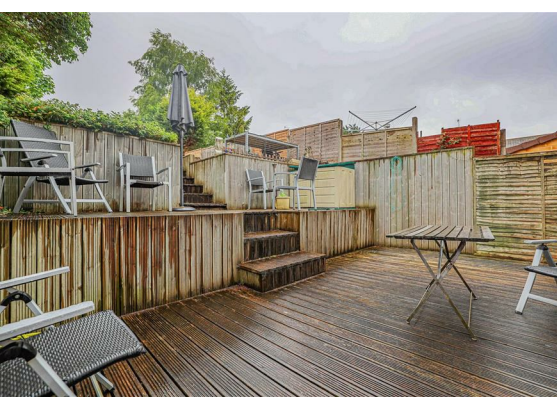


The full-width reception room is a



standout feature, flooded with natural light streaming in through French doors that lead out to the well-sized rear garden. Imagine enjoying a cup of tea on the patio area or hosting summer barbecues in this delightful outdoor space.

Conveniently located, this property is in close proximity to popular local schools and offers easy access to the town centre, ensuring you have everything you need right at your doorstep. Don't miss out on the opportunity to make this lovely house your new home!



Area Guide: Hemel Hempstead is one of the largest towns in Hertfordshire ;with a population of just under 100,000 people (based on the 2019 census) and just 27 miles (by road) from London and just 9 miles from the neighbouring town of Watford. With great shopping centres, an array of recreational facilities on offer, for all ages, as well as good transport links, it's become a highly popular location to live for families and commuters.

Transport and travel: There's easy access to the M1 and A414, A41 and M25 motorways. There are two train stations, Hemel Hempstead mainline station that travels to the north and the south reaching London Euston.

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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

