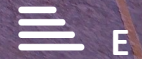


Mulburries

Brickmakers Lane , Hemel Hempstead, HP3 8PA

Offers in excess of £475,000



## Brickmakers Lane, Hemel Hempstead, HP3 8PA

- Four bedrooms family home located in HP3
- Mature generous garden
- Modern kitchen
- Approximately 2.0 miles to Apsley Train Station
- Close To Schools & Amenities
- Principle en-suite with steam room and tub
- EPC = E
- Tax band = C
- Downstairs WC



Mulburries welcomes you to this stunning property located on Brickmakers Lane in the charming town of Hemel Hempstead. This delightful house boasts a modern interior and exterior, offering a perfect blend of style and comfort for a growing family.

As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. With four generously sized bedrooms, one bathroom and a WC, there is ample space for everyone to enjoy their own privacy and comfort. The



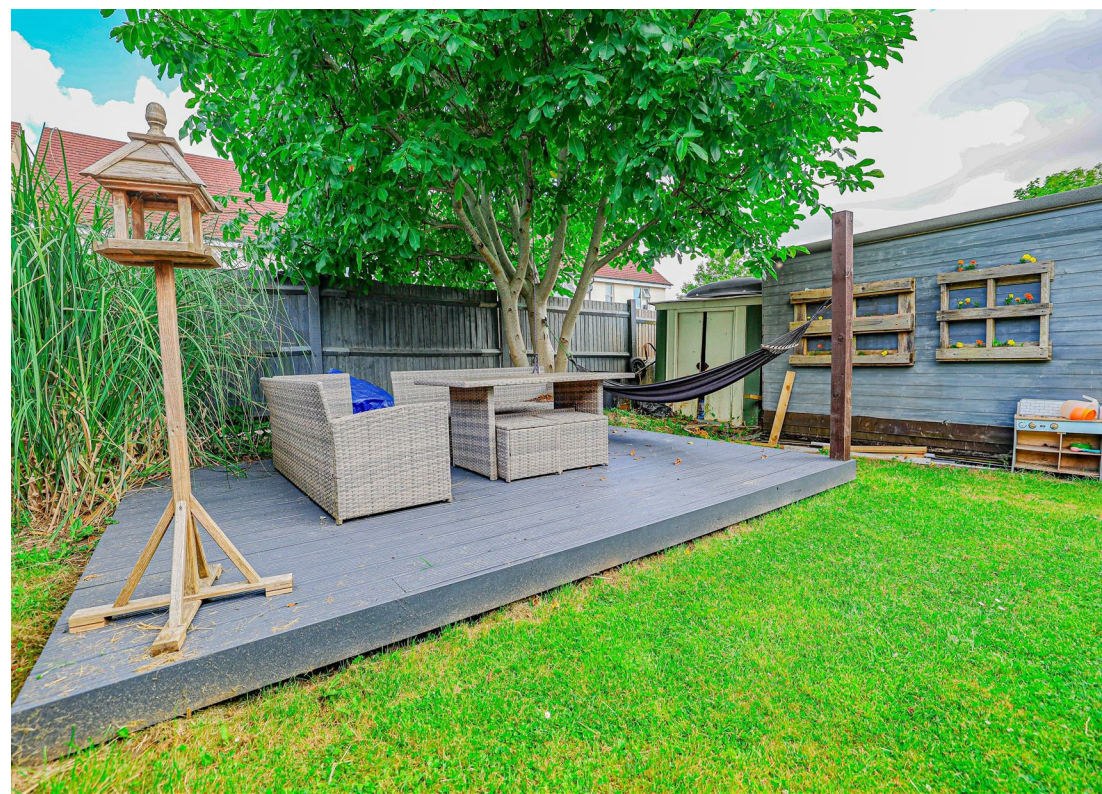


property also has the luxury of a steam shower, underfloor heating throughout, new combi boiler and CHS, still under warranty! Additionally, new double glazed windows and French doors onto the garden have been fitted.

One of the highlights of this property is the mature garden, providing a tranquil retreat where you can unwind and enjoy the beauty of nature right at your doorstep. Imagine hosting summer barbecues or watching the children play in this lovely outdoor space.

Convenience is key with parking available for two vehicles, ensuring you never have to worry about finding a spot after a long day out. Whether it's a quick trip to the shops or a family outing, you can easily come and go as you please.

This house truly embodies the essence of a perfect family home, offering a harmonious blend of modern living spaces, ample bedrooms, and a beautiful garden. Don't miss out on the opportunity to make this property your own and create lasting memories in this wonderful setting.



## Floor Plan

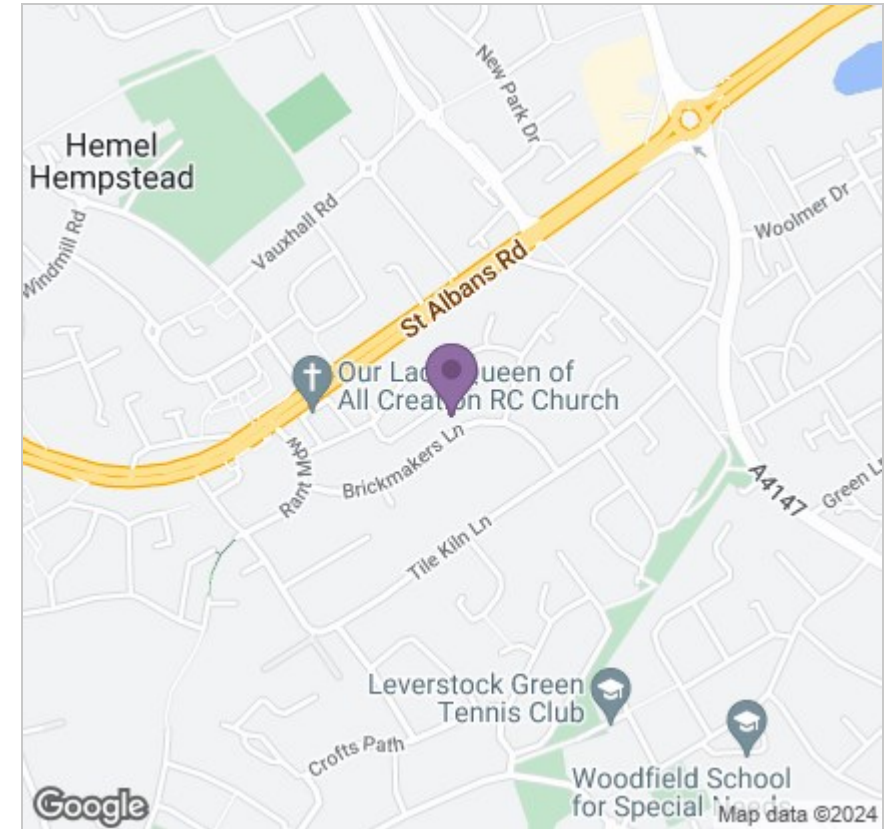


## Viewing

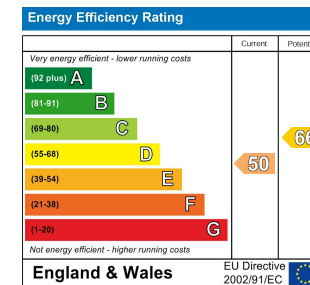
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 01442 732362 Email: [contact@mulburries.co.uk](mailto:contact@mulburries.co.uk) [ryan.green@mulburries.co.uk](mailto: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.