

Mulburries

Melsted Road , Hemel Hempstead, HP1 1SX

Guide price £290,000



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- Share Of Freehold
- Underlying Lease 994 years Remaining
- Potential For Loft Extension (STPP)
- Off Street Parking For Two Cars
- Modern Interiors
- Private Garden



Nestled in the charming Melsted Road, Hemel Hempstead, this delightful flat conversion is a true gem waiting to be discovered. Boasting a cosy reception room, two inviting bedrooms, and a well-appointed bathroom, this property offers a comfortable and homely living space.



Built in 1935, this characterful flat exudes a timeless appeal while also providing modern conveniences. With a generous 605 sq ft of space, there is ample room to relax and entertain in style.



One of the standout features of this property is the parking provision - with space for not just one, but two vehicles, parking will never be a





concern for you or your guests. Additionally, the share of freehold with a remarkable 994-year underlying lease ensures long-term security and peace of mind.

The absence of a service charge or ground rent is a rare find in today's market, making this property even more appealing. The lack of an upper chain means a smooth and hassle-free transaction for the lucky new owner.

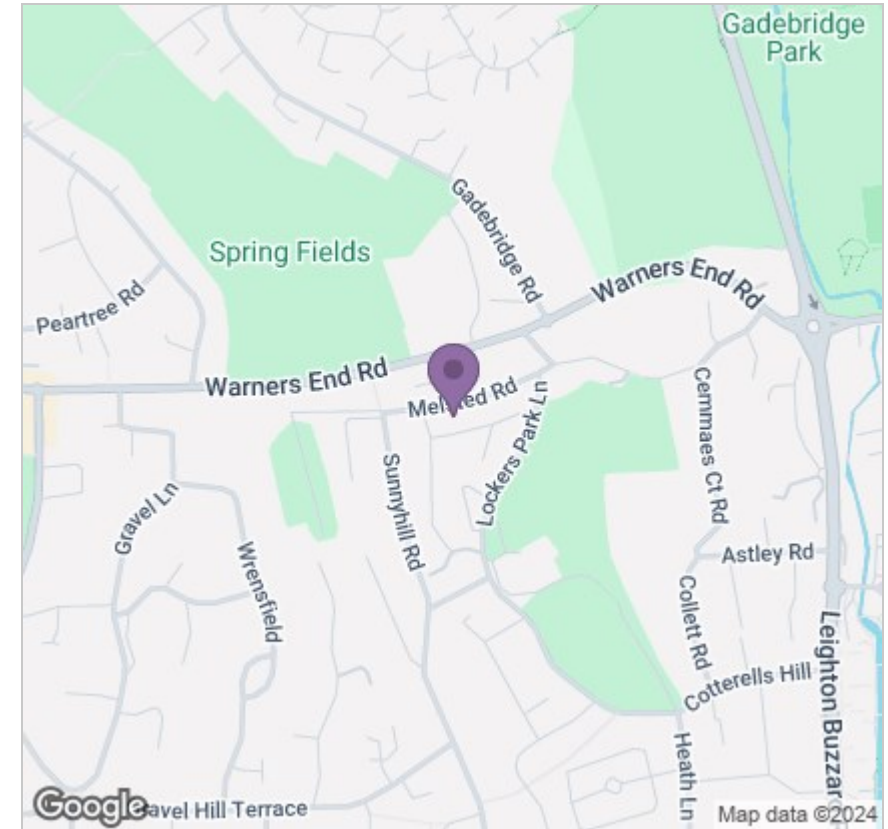
For those with an eye for potential, the loft space presents an exciting opportunity for expansion (subject to obtaining the necessary planning permissions). Imagine the possibilities of creating your own bespoke living area or additional bedrooms in the future.

In conclusion, this flat on Melsted Road is a fantastic find for anyone looking for a blend of character, comfort, and potential in a sought-after location. Don't miss out on the chance to make this property your own and create a truly special home for years to come.

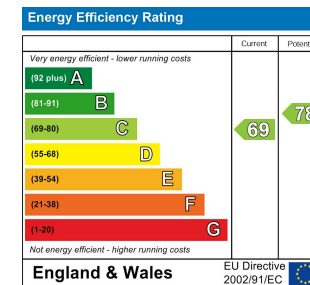
Floor Plan



Area Map



Energy Efficiency Graph



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