

Mulburries

Park Road , Hemel Hempstead, HP1 1JS

Offers in excess of £550,000





## Park Road, Hemel Hempstead, HP1 1JS

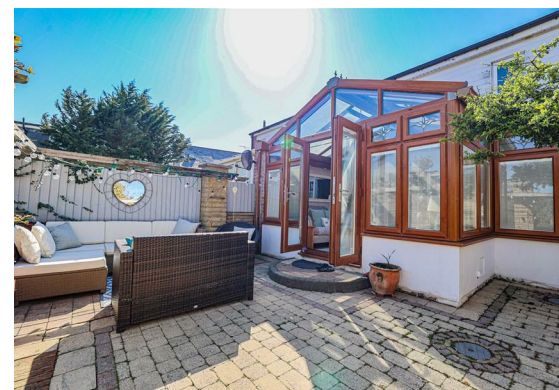
- HIGHLY SOUGHT AFTER BOXMOOR LOCATION
- CLOSE TO AMMENITIES AND SCHOOLS
- APPROXIMATELY 0.7 MILES TO HEMEL STATION
- LARGE CONSERVATORY WITH FITTED ELECTRIC BLINDS
- OPEN PLAN STYLE LIVING
- LOW MAINTENANCE REAR GARDEN WITH HOME OFFICE AND SHED
- SOLAR PANELS ON BOTH SIDES OF THE ROOF
- GARAGE AND OFF STREET PARKING FOR ONE CAR
- TAX BAND - D
- EPC - D

Nestled in the highly sought-after Boxmoor area of Hemel Hempstead, this charming three-bedroom house on Park Road offers a delightful blend of comfort and convenience. Spanning approximately 1,087 square feet, the property boasts an open-plan living style that is perfect for modern family life.

As you enter, you are greeted by a spacious reception room that flows seamlessly into a large conservatory, complete with fitted electric blinds, providing an ideal space for relaxation or entertaining guests.







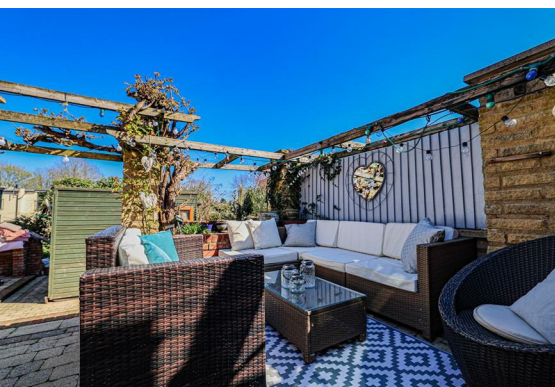
The low-maintenance rear garden is a true gem, featuring a home office and a shed, making it perfect for those who work from home or enjoy gardening.

The property is well-equipped with solar panels on both sides of the roof, contributing to energy efficiency and sustainability. The bathroom is conveniently located, serving the three well-proportioned bedrooms, which offer ample space for family living.

For those with vehicles, the property includes a garage and off-street parking for one car, ensuring ease of access. Additionally, it is situated approximately 0.7 miles from Hemel Station, making it an excellent choice for commuters.



With local amenities and schools just a stone's throw away, this home is ideal for families seeking a vibrant community. The property falls within Council Tax Band D, making it a practical choice for budget-conscious buyers.



In summary, this delightful house on Park Road presents an excellent opportunity for those looking to settle in a desirable location, combining modern living with the charm of a well-established neighbourhood.



**Ground Floor**  
Approx. 78.7 sq. metres (847.6 sq. feet)

**Conservatory/Dining Room**  
3.92m (12'10") max x 4.70m (15'5")

**Reception**  
3.05m x 4.70m (10' x 15'5")

**Kitchen**  
2.00m x 8.79m (6'7" x 28'10")

**Garage**  
2.46m x 5.25m (8'1" x 17'3")

**WC**

**First Floor**  
Approx. 42.3 sq. metres (455.3 sq. feet)

**Bedroom**  
2.11m x 2.73m (6'11" x 9')

**Bedroom**  
2.92m x 3.90m (9'7" x 12'9")

**Bedroom**  
2.55m x 3.11m (8'4" x 10'3")

**Bathroom**  
2.00m x 2.73m (6'7" x 9')

**Total area: approx. 121.0 sq. metres (1302.9 sq. feet)**

Although Mulburries 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 purpose only as defined by RICS code of measurement practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for the initial guidance only and should not be relied on as a basis of valuation.  
Plan produced using PlanUp.

**Mulburries**

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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Energy Efficiency Rating		Current	Point
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		65	72
<p><i>Not energy efficient - higher running costs</i></p>			

**England & Wales**

EU Directive 2002/91/EC