

Mulburries



Sunnyhill Road , Hemel Hempstead, HP1 1SZ

Guide price £785,000





**Sunnyhill Road, Hemel  
Hempstead, HP1 1SZ**

- Six Double Bedrooms
- Character Features
- Three Balconies
- Four Bathrooms
- Off Street Parking x 2
- No Upper Chain
- Stunning Rear Garden
- Rarely Available
- Flexible Accommodation Suitable For Multi Generation Families



Mulburries are very excited to present this rarely available, stunning six bedroom villa onto the market in Boxmoor area.

Covering just shy of 1900 square feet internally, this property is an absolute must see. On approach, this multi level villa immediately stands out, and has a huge kerb appeal, and that feeling continues as you enter the property. This is a home for property lovers, buyers who love character and quirkiness and life in a home, and this has it in abundance. From a spiral staircase, to multiple juliet balconies overlooking a garden







to the rear that resembles The Secret Garden.

Comprising of entrance hallway; study to the left, reception room, country cottage style kitchen, that leads onto the garden, a utility area, three piece bathroom with bathtub, rear reception room with garden access and ground floor double bedroom and further three piece bathroom to the ground floor.. The first floor has three double bedrooms, two of which with Juliet balconies overlooking the green views to the rear and one with an en suite and then via either a staircase to one part of the second floor and a spiral one to a second part, you have two further double bedrooms, the one via the staircase a gorgeous split level bedroom with a mezzanine, a w.c and a balcony and the second via the spiral staircase another double room with a further shower room on the level too.

The garden to the rear has a magical feel, a patio area being the closest to the house has an idyllic seating area within it, and that leads to a large decking area, which in itself overlooks the remainder of the picturesque green and flowerful garden. There is even an additional surprise at the bottom of the garden.



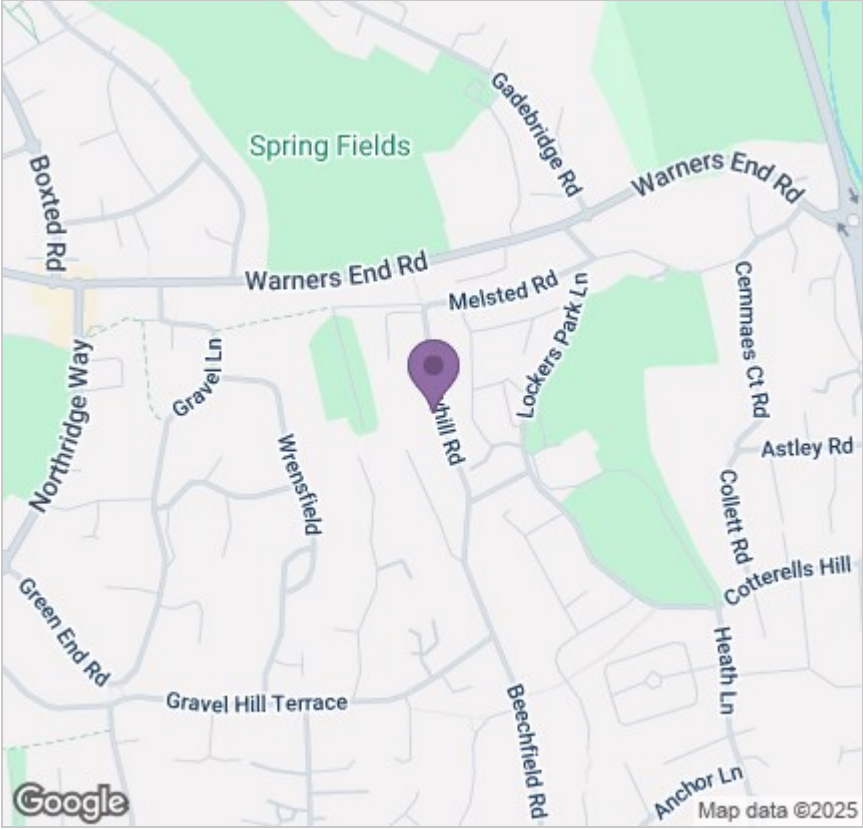
Floor Plan



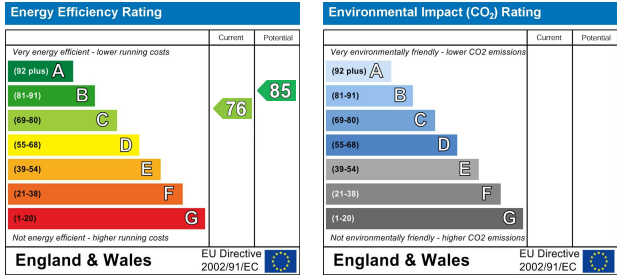
Viewing

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

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 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](mailto:contact@mulburries.co.uk) [ryan.green@mulburries.co.uk](mailto:ryan.green@mulburries.co.uk)