

Mulburries

Austins Place , Hemel Hempstead, HP2 5HN

£500,000



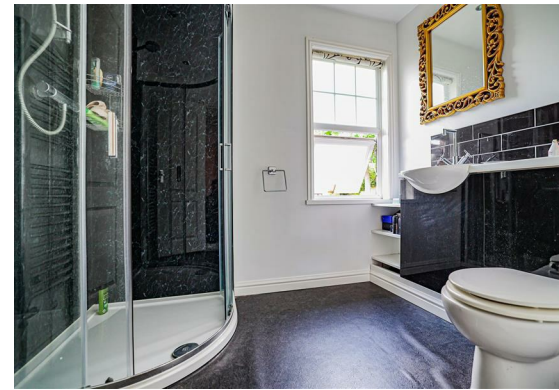
Austins Place, Hemel Hempstead, HP2 5HN

- CHARACTER COTTAGE
- OVER 1200 SQUARE FEET
- OFF STREET PARKING X 2
- GARAGE
- PRINCIPLE BEDROOM WITH EN SUITE
- COURTYARD GARDEN
- OLD TOWN LOCATION
- GUEST CLOAKROOM
- COUNCIL TAX BAND - E
- SIDE ACCESS



Nestled in the charming old town of Hemel Hempstead, this delightful semi-detached character cottage offers a perfect blend of modern living and traditional charm. Spanning an impressive 1,203 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining. With three well-proportioned bedrooms, including a principal suite complete with an en suite shower room, this home is designed for comfort and convenience.

The property features two bathrooms, ensuring ample

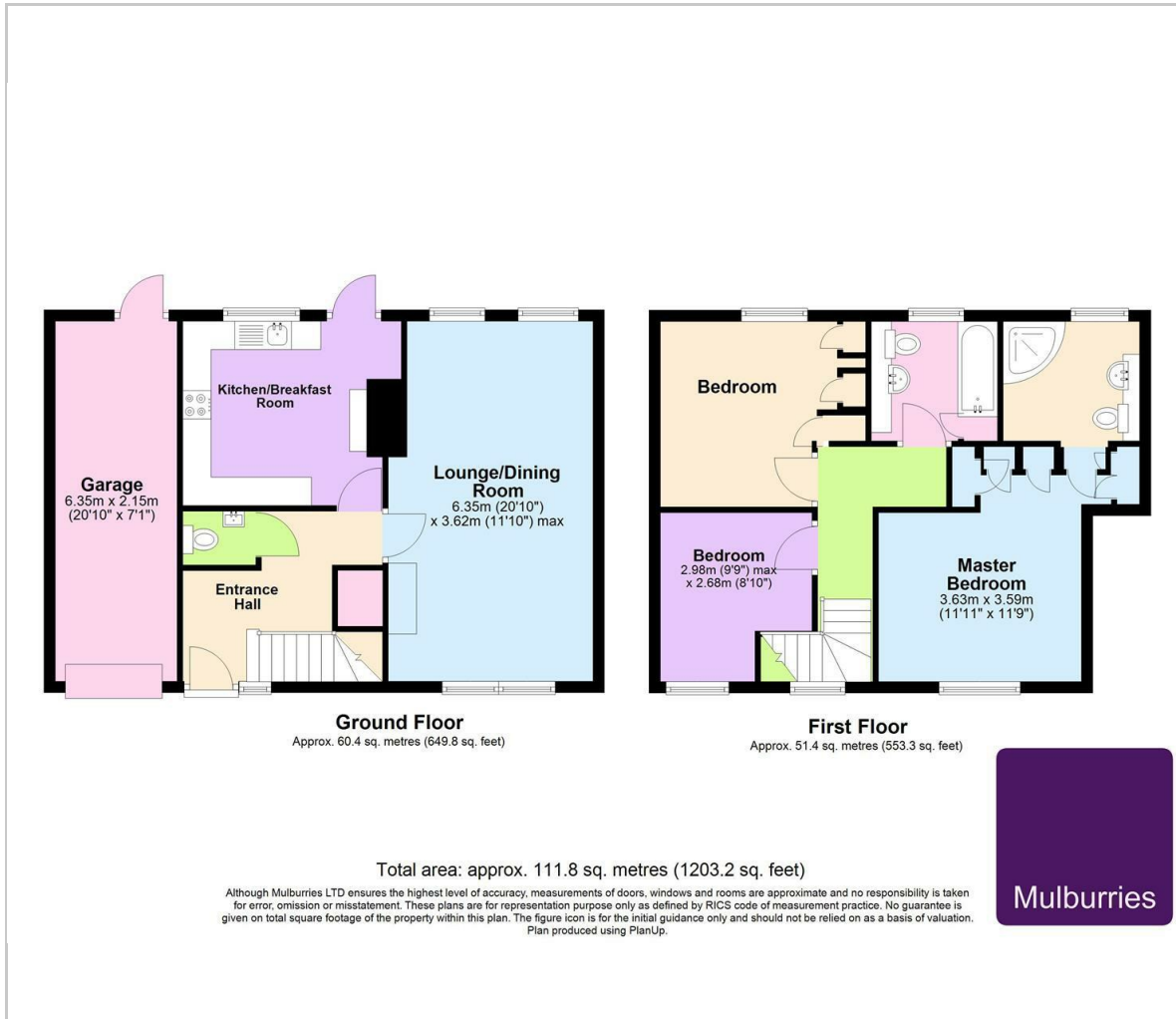


facilities for family and guests alike. A private driveway and garage provide parking for up to three vehicles, a rare find in such a desirable location. The attractive courtyard garden offers a peaceful retreat, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

Situated amidst picturesque cobbled streets, this home is surrounded by a vibrant community, with trendy cafés, bars, restaurants, and pubs just a short stroll away. Gadebridge Park, known for its lively events and family-friendly activities, is also within walking distance, making it an ideal spot for children to play and explore.

This property presents a unique opportunity to embrace a lifestyle that combines the tranquillity of a quiet location with the convenience of local amenities. Whether you are looking for a family home or a charming retreat, this cottage in Hemel Hempstead is sure to impress.

Floor Plan



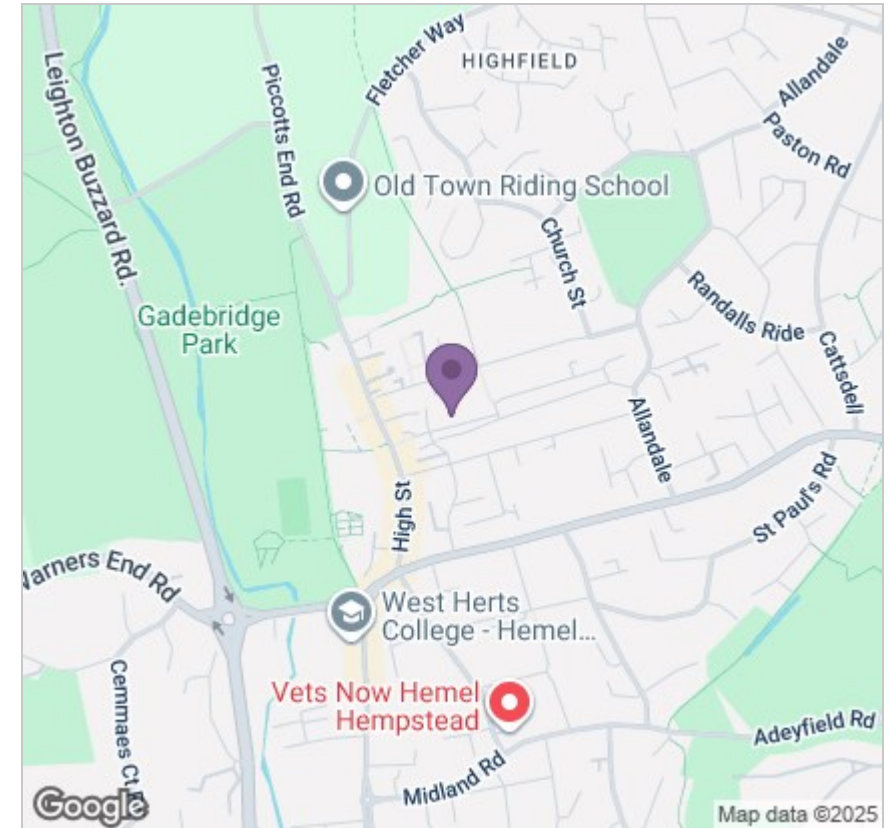
Viewing

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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	