



SPENSER RESIDENTIAL



## 3 Mulberry Court High Street, Hemel Hempstead, HP1 3AL

Guide price £325,000

- Two Double Bedrooms
- Modern Design
- Ground Floor W/C
- No Onward Chain
- Open Plan
- Parking
- Wonderful Location
- First Floor Bathroom

# 3 Mulberry Court High Street, Hemel Hempstead HP1 3AL

Guide Price £325,000 - £350,000. Welcome to this charming end-terrace house located in the picturesque Old Town of Hemel Hempstead, HP2. Built in 2000, this delightful property offers a perfect blend of modern living and period character, making it an ideal home for those seeking comfort and style.

Spanning an impressive 613 square feet, the house features a bright and airy design that is flooded with natural light, creating a warm and inviting atmosphere throughout. The property boasts two spacious double bedrooms, providing ample space for relaxation and rest. The well-appointed reception room serves as a perfect gathering space for family and friends, while the bathroom is conveniently located to serve the needs of the household.

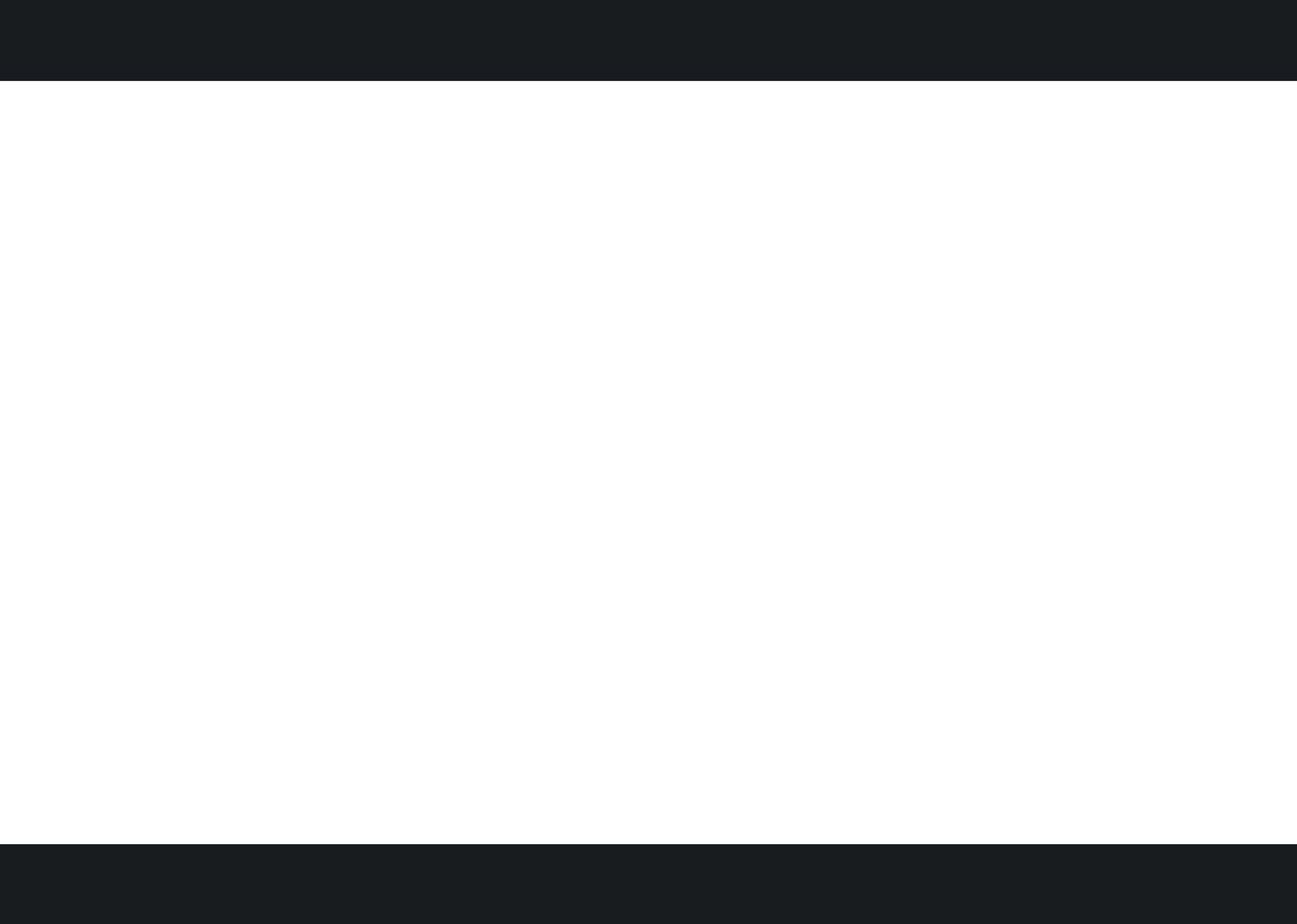
One of the standout features of this property is its incredible location. Nestled in the heart of Old Town, residents can enjoy beautiful walks along scenic paths, as well as access to a variety of characterful shops, charming bistros, and a host of popular restaurants. This vibrant community offers a unique lifestyle that combines the tranquillity of suburban living with the convenience of urban amenities.

Additionally, the property is offered with no onward chain, allowing for a smooth and hassle-free purchase process. Whether you are a first-time buyer, a small family, or looking to downsize, this character-packed home in Old Town is sure to impress. Don't miss the opportunity to make this lovely house your new



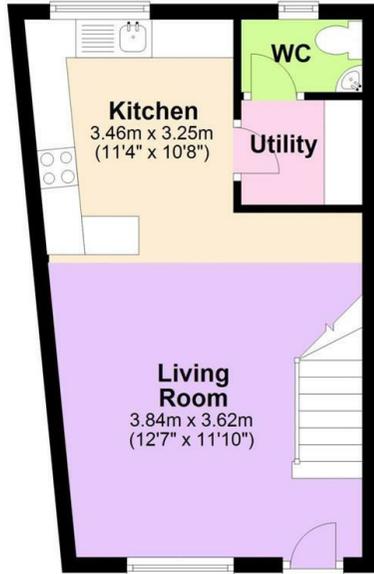
Council Tax Band: C





### Ground Floor

Approx. 28.8 sq. metres (310.0 sq. feet)



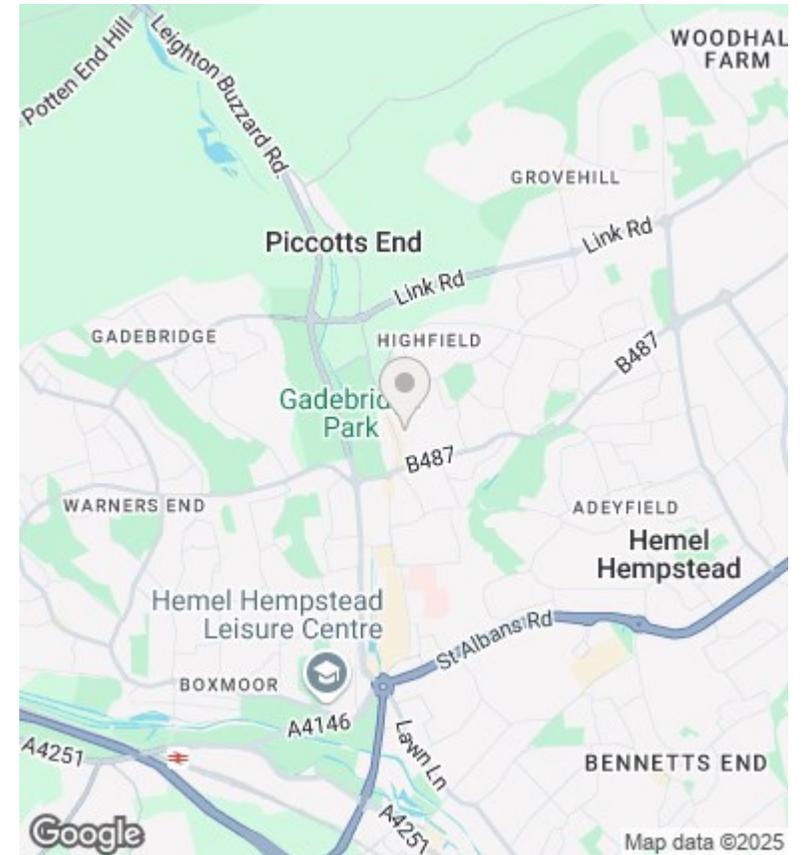
### First Floor

Approx. 27.2 sq. metres (292.9 sq. feet)



Total area: approx. 56.0 sq. metres (602.9 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.



### Directions

### Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

### Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>	<b>73</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	