



68 Sempill Road, Hemel Hempstead, HP3 9PF

Offers over £430,000

- Three Bedrooms
- Driveway
- Shaker Style Kitchen
- Two Bathrooms
- Sun Drenched Garden
- Downstairs WC
- Beautifully Presented Throughout
- Terrace & Additional Decking Area

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This superbly presented 3 Bedroom semi detached family home is situated in this sought after residential location and is convenient for local schools, shops, amenities and main line railway station with links to London Euston. The property is beautifully decorated throughout, the ground floor is arranged with an open plan Lounge Dining Room with both a double glazed window and a pair of double glazed French doors that over look and open on to the pleasantly private Rear Garden.

The Kitchen is of good size and fitted with a range of matching wall and floor mounted units, colour co-ordinated work surfaces, an integrated dishwasher and washing machine and other appliances. The ground floor is completed with a Guest Cloak Room and a welcoming Entrance Hall that offers access to all rooms and stairs leading to the first floor. The first floor Landing offers access to all Bedrooms and the Family Bathroom.

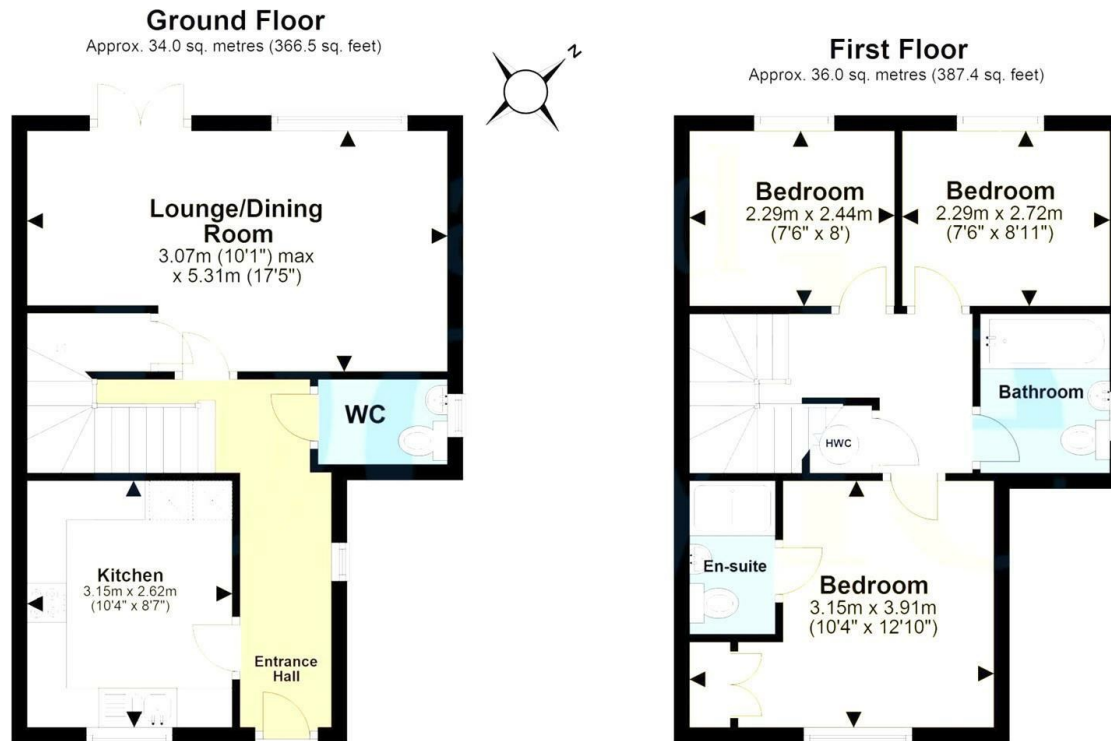
The Master Bedroom benefits from a built in wardrobes and an Ensuite Shower Room. Externally the property has a brick block Driveway providing off road parking and a pleasantly private Rear Garden. The Rear Garden is landscaped with a patio seating area, an area laid to lawn, herbaceous borders, smart wifi controlled lighting, awning, an irrigation system, garden shed and secure gated side access. The property also benefits from feature lighting in various rooms, solar hot water system, rainwater harvester, double glazing and gas heating to radiators.

Area Guide: Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.



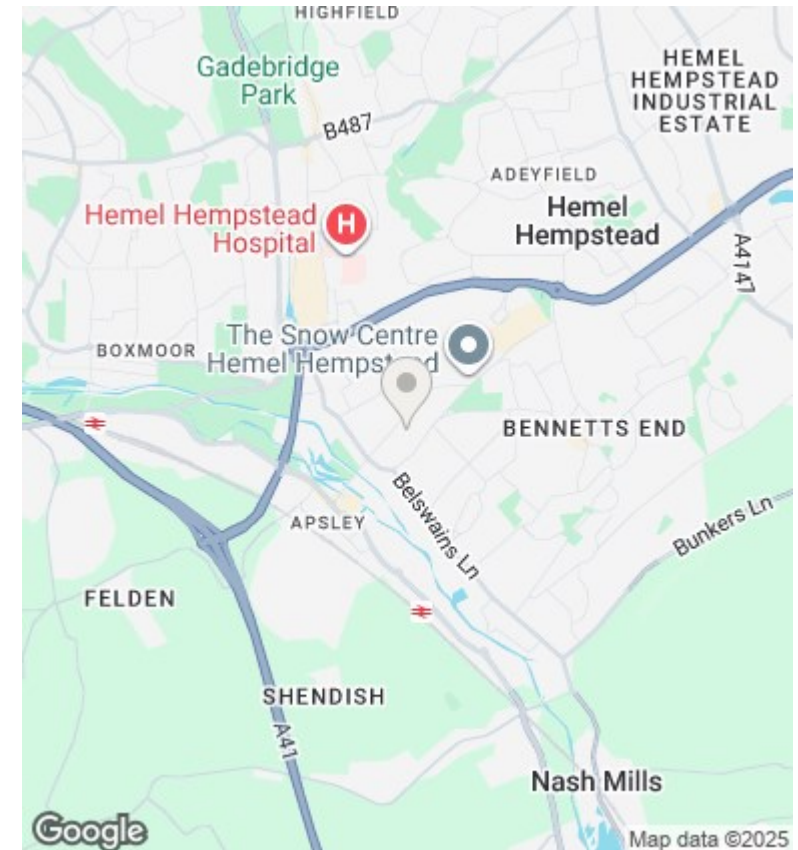
Council Tax Band: D





Total area: approx. 70.0 sq. metres (753.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.



Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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		