



## 9A Lucks Hill, Hemel Hempstead, HP1 2JW

Guide price £200,000

- Double Bedroom
- Private Garden
- Driveway/Off Road Parking
- Great Transport Links
- Beautifully Presented
- Excellent First Time Purchase

# 9A Lucks Hill, Hemel Hempstead HP1 2JW

Nestled in the sought-after and picturesque area of Chaulden, this beautifully presented one-bedroom maisonette offers an exceptional blend of modern comfort and refined living. Thoughtfully designed to maximise both space and style, this charming residence is the perfect retreat for discerning individuals or couples seeking a peaceful yet well-connected home in one of Hemel Hempstead's most desirable locations.

As you step inside, you are greeted by a generously sized reception room, bathed in natural light and thoughtfully arranged to create a warm and inviting ambience. This elegant living space effortlessly accommodates both relaxed everyday living and intimate entertaining, making it the true heart of the home.

The contemporary kitchen has been finished to a high specification, complete with sleek cabinetry, quality work surfaces, and modern appliances. Every detail has been carefully curated to provide a culinary space that is as functional as it is stylish, ideal for everything from quick weekday meals to more elaborate dinner creations.

One of the unique highlights of this maisonette is its private rear garden, an enviable asset that offers a tranquil outdoor haven rarely found with properties of this kind. Whether you envision peaceful mornings with a coffee in hand, alfresco dining in the summer months, or a beautifully landscaped area to enjoy



Council Tax Band:



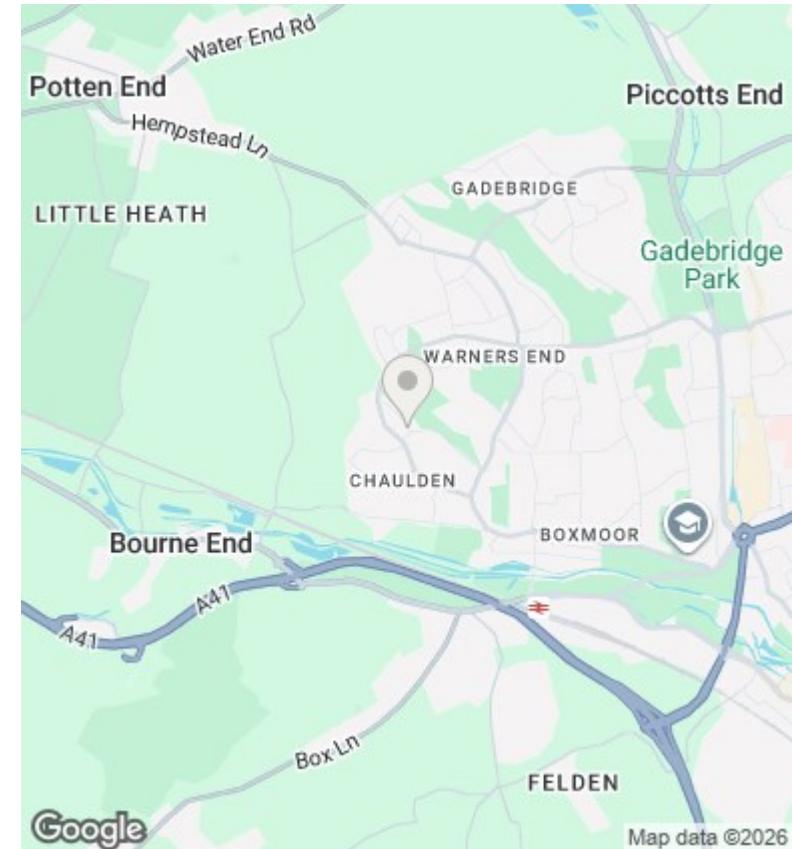
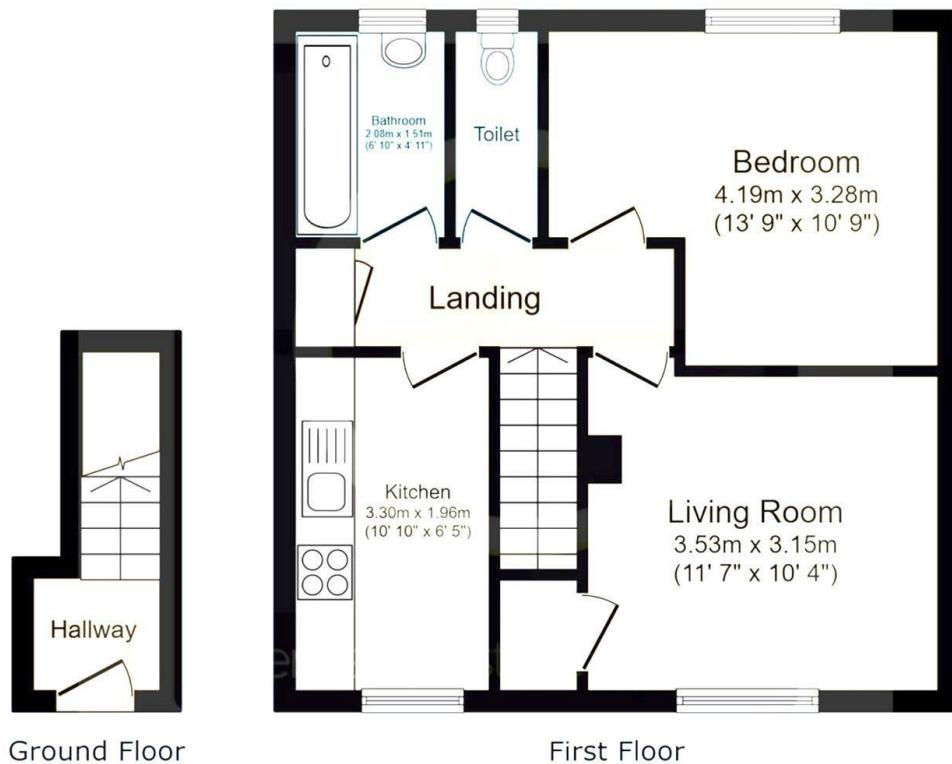
#### Area Guide:

**Location & Accessibility:** Chaulden benefits from excellent road links, with the A41 nearby providing swift access to the M1 and M25 motorways—ideal for commuters travelling across the South East. The area is served by regular bus routes connecting residents to Hemel Hempstead town centre and Boxmoor railway station, offering fast trains into London Euston (~30 mins).

**Community & Lifestyle:** The neighbourhood offers a peaceful, family-oriented environment with a strong sense of community. Local amenities include a neighbourhood parade on Long Chaulden with convenience stores, cafés, and traditional pubs, providing everyday essentials within easy reach. There are green spaces, parks, and recreational areas—including Chaulden Field and nearby canal paths—ideal for outdoor leisure, walking, and cycling.

**Living & Demographics:** Chaulden is often considered a good value residential area compared with some neighbouring districts, attracting first-time buyers, young families and professionals. The housing stock varies from comfortable terraces to larger family homes, with market values reflecting its broad appeal. Crime and deprivation levels are generally moderate, and most residents report a safe and calm neighbourhood feel.

**Schools & Family Appeal:** There are several schools within easy reach, making the area suitable for families, though prospective buyers may wish to check specific Ofsted ratings and catchments. The nearby parkland and community events add to Chaulden's appeal for those seeking a balanced suburban lifestyle.



## Directions

## Viewings

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

## Council Tax Band

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		68	
England & Wales		EU Directive 2002/91/EC	