



## 94 Kingsland Road, Hemel Hempstead, HP1 1QB

Guide price £725,000

- Four Bedrooms
- Exceptional Home
- Beautiful Condition
- Completed Chain With Full Legals
- Characterful
- View Immediately
- Brand New Damp Course Treatment
- Sun Drenched Garden

# 94 Kingsland Road, Hemel Hempstead HP1 1QB

Guide Price £725,000 - £750,000. Discover an exquisite semi-detached residence on the coveted Kingsland Road, nestled within the picturesque and highly regarded town of Hemel Hempstead. This distinguished property blends timeless character with refined contemporary living, presenting an exceptional opportunity for those seeking a home that exudes both elegance and comfort.

From the moment you step through the door, you are welcomed by two generous and beautifully appointed reception rooms, ideal for hosting sophisticated gatherings, enjoying family evenings, or creating versatile spaces tailored to your lifestyle. Each room has been thoughtfully designed to complement the home's rich heritage while offering seamless modern functionality.

With four inviting and well-proportioned bedrooms, this property provides abundant space for rest, relaxation, and privacy. Every bedroom has been crafted with comfort in mind, making it an idyllic retreat for family members and guests alike. The two impeccably finished bathrooms elevate daily routines with high-end fixtures, premium materials, and a sense of boutique luxury.



Council Tax Band: E



#### Area Guide:

Boxmoor is one of Hemel Hempstead's most desirable and characterful areas, offering a unique blend of village charm and excellent modern amenities. With its tree-lined streets, period cottages, and welcoming community, it is a location that appeals equally to families, professionals, and commuters.

**Lifestyle & Community** -At the heart of Boxmoor lies Boxmoor Village, with its independent shops, cafés, traditional pubs, and restaurants creating a vibrant yet relaxed atmosphere. The area is home to the much-loved Boxmoor Trust land, with acres of open countryside, woodland, and riverside walks, providing a haven for outdoor activities, wildlife spotting, and family days out. Local events, including the Boxmoor Village Fete and seasonal markets, add to the strong sense of community spirit.

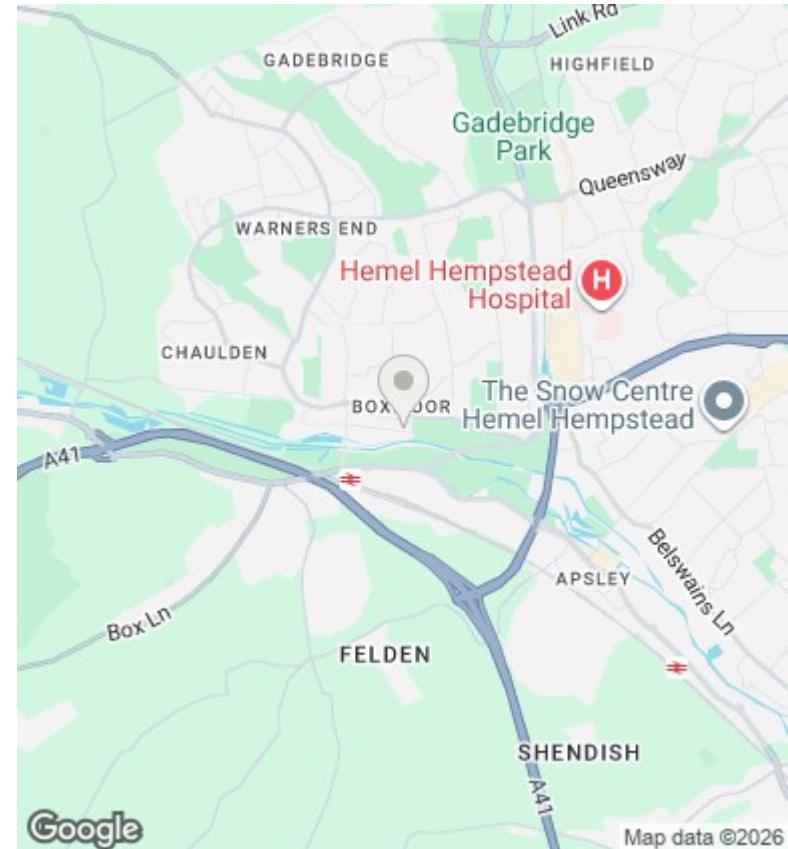
**Transport & Connectivity** - Boxmoor's convenient location makes it especially attractive to commuters. Hemel Hempstead Station is within walking distance, providing fast and frequent services to London Euston in around 30 minutes. The M1, M25, and A41 are all easily accessible, offering excellent road links across Hertfordshire and into London.

**Schools & Education** -The area is well served by highly regarded primary and secondary schools, making it a popular choice for families seeking quality education close to home.

**Recreation & Leisure** -Beyond the beautiful green spaces of the Boxmoor Trust, residents enjoy easy access to Gadebridge Park, golf clubs, gyms, and leisure centres. With Hemel Hempstead town centre and its shopping, cinema, and dining options just a short distance away, Boxmoor strikes the perfect balance between village life and town convenience.



Although Mulbournes LTD ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purpose only as defined by RICS code of measurement practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for the initial guidance only and should not be used as a basis of valuation.  
Plans produced using PlanCAD.



## Directions

## Viewings

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

## Council Tax Band

E

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