



## 17 Oakdene Road, Hemel Hempstead, HP3 9TS

Nestled in the charming Oakdene Road of Hemel Hempstead, this delightful three bedroom house is a true gem waiting to be discovered. Perfectly positioned for easy access to Apsley Train Station, this property boasts not only a prime location but also the exciting potential to extend, subject to obtaining the necessary planning permissions.

Upon entering, you are greeted by an inviting entrance hall that sets the tone for the rest of the house. The sitting room, adorned with a bay window, exudes warmth and comfort, while the adjacent dining room leads seamlessly to a lovely conservatory, creating a perfect space for relaxation or entertaining guests.

The immaculate kitchen is a chef's dream, offering a blend of style and functionality. For added convenience, there is a utility room and a downstairs W.C. Three generously sized bedrooms provide ample space for a growing family or visiting guests. The re-fitted family bathroom adds a touch of luxury to everyday living.

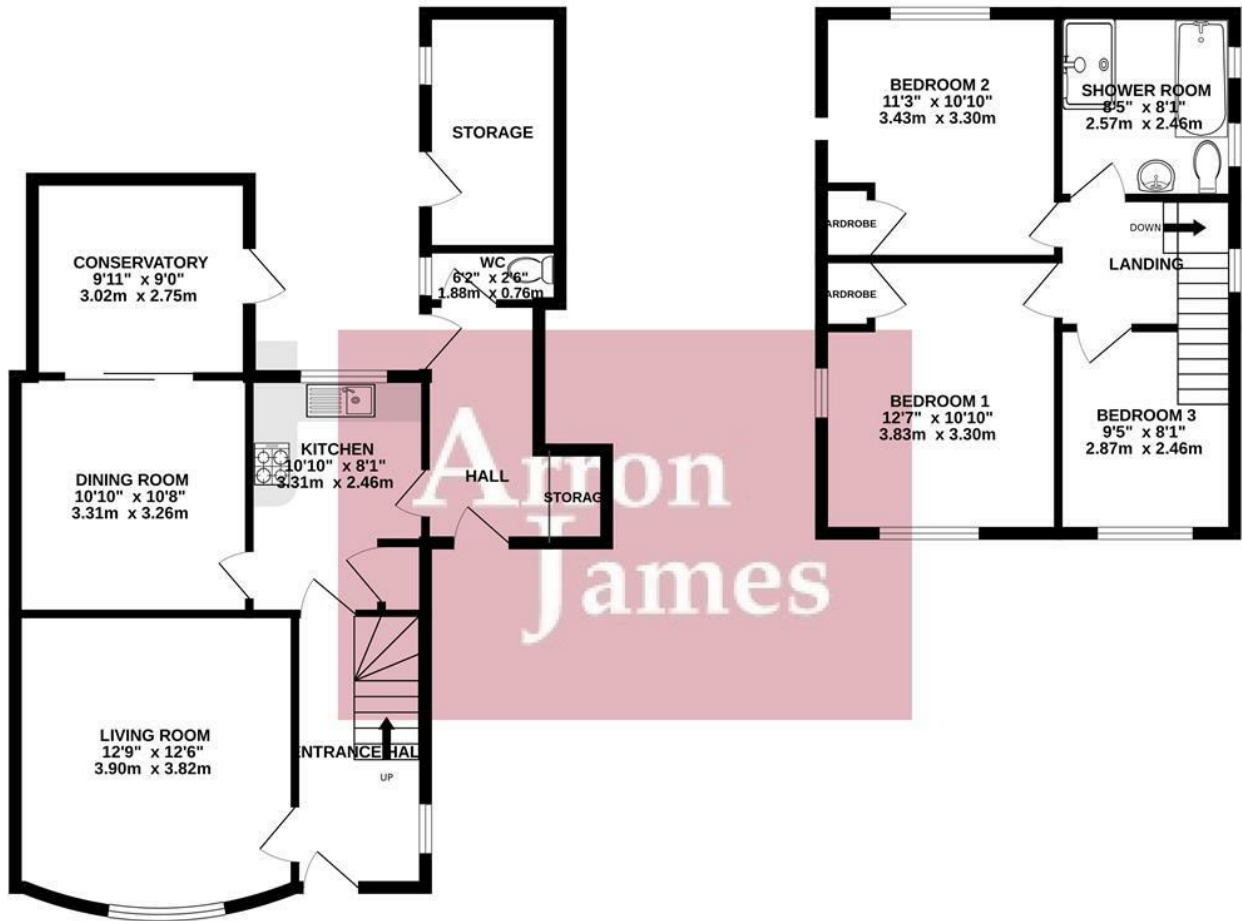
Step outside to discover the extensive rear garden, a tranquil oasis where you can unwind amidst nature's beauty. With off-road parking at the front, convenience is truly at your doorstep.

This property is not just a beautiful home but also falls within the catchment area of several highly sought-after

**£425,000**

GROUND FLOOR

1ST FLOOR



OAKDENE ROAD, HEMEL HEMPSTEAD HP3 9TS (PRODUCED FOR MICHAEL ANTHONY)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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