

Mulburries

Belswains Lane, Hemel Hempstead, HP3 9XD

Offers in excess of £425,000

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Belswains Lane, Hemel Hempstead, HP3 9XD

- Three-bedroom townhouse
- Approximately 1,340 sq ft across three floors
- Generous open-plan kitchen/dining/living space
- Separate first-floor reception room/ Bedroom 4
- Kitchen with central island
- Two bathrooms and downstairs WC
- Principal bedroom with extensive fitted wardrobes
- Enclosed rear garden
- Garage and parking to rear
- Convenient for Apsley station, marina and local amenities













NO UPPER CHAIN Mulburries are delighted to present this spacious three-bedroom townhouse on Belswains Lane, Hemel Hempstead. Offering approximately 1,340 sq ft across three floors, the home combines generous living space with two bathrooms, a downstairs WC, a rear garden, garage and parking.

The ground floor offers an impressive open-plan arrangement extending over 30 feet, with distinct areas for cooking, dining and relaxing. Light cabinetry, contrasting work surfaces and a central island define the kitchen, while glazing to the front and rear













brings natural light through the accommodation. Doors open onto the garden for easy summer entertaining.

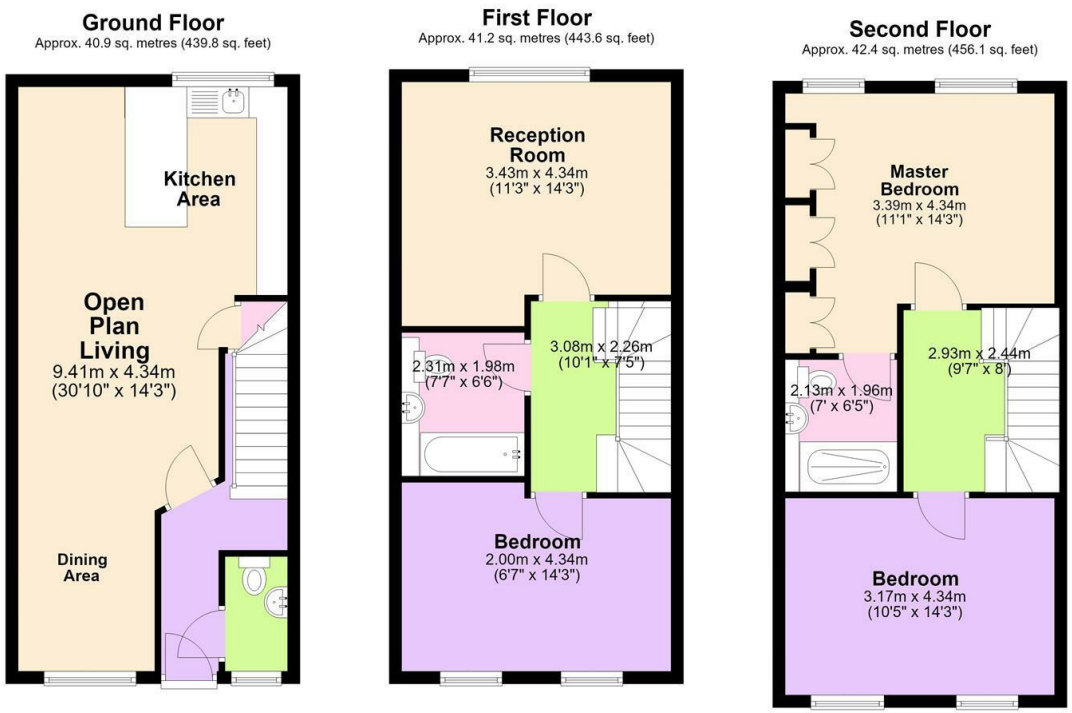
A separate first-floor reception room provides a comfortable retreat away from the main living space. Its generous proportions offer plenty of room for seating, making it ideal for quieter evenings, a family television room or a dedicated space for children. A bedroom and a family bathroom complete this floor, giving the layout flexibility for guests or working from home.

The second floor houses two further bedrooms and an additional bathroom. The principal bedroom benefits from a full run of fitted wardrobes, providing excellent storage, while the second bedroom on this level offers space for a double bed and further furniture. Having a bathroom on each upper floor adds convenience for busy households.

Outside, the enclosed rear garden is predominantly paved, creating an easy-to-maintain setting for outdoor seating and dining, with established planting adding greenery. A garage and parking provide practical additions to the accommodation.

The Belswains Lane location is convenient for local shops, schools and everyday amenities, with Apsley Marina offering waterside dining and access to the Grand Union Canal towpath for walking and cycling. Apsley station provides services to London Euston, while Hemel Hempstead town centre offers wider shopping and leisure facilities. The A41, M25 and M1 all locally accessible

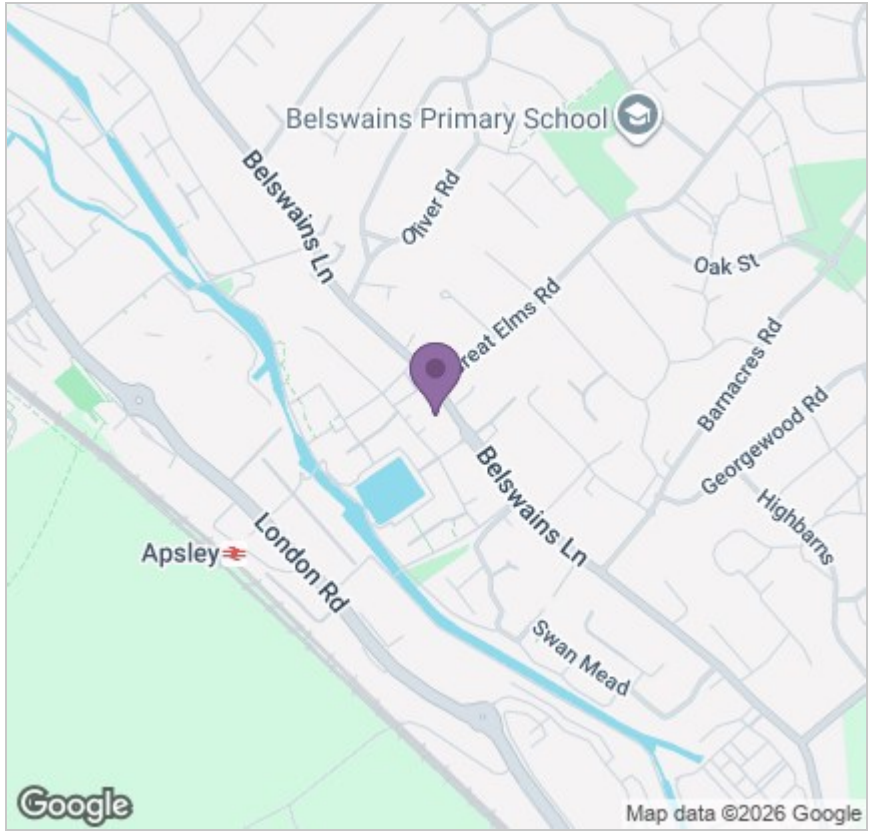
Floor Plan



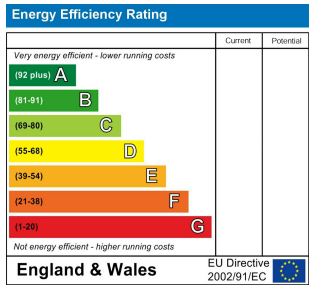
Total area: approx. 124.4 sq. metres (1339.5 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Viewing

Please contact our Mulburries Office on 01442 732362
if you wish to arrange a viewing appointment for this property or require further information.

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