

Mulburries



Ninian Road , Hemel Hempstead, HP2 6LZ

Guide price £265,000



## Ninian Road, Hemel Hempstead, HP2 6LZ

- Beautifully presented two bedroom first floor maisonette
- Private ground floor entrance for added independence
- Spacious and stylish lounge/dining room
- Refitted contemporary kitchen with modern finishes
- Modern bathroom presented to a high standard
- Bright and airy accommodation throughout
- Two well-proportioned bedrooms
- Useful internal storage space
- Approx. 677 sq ft of well-planned living space
- Ideal for first-time buyers, downsizers or investors



Mulburries offer to the market this stylish Two Bedroom First Floor Maisonette With Private Entrance

Beautifully presented throughout, this impressive two bedroom first floor maisonette on Ninian Road, Hemel Hempstead offers bright, modern accommodation that is perfect for first-time buyers, downsizers or investors.

Accessed via its own private ground floor entrance, the property opens to a spacious and well-planned first floor layout extending to approximately 677 sq ft. The standout feature is the superb

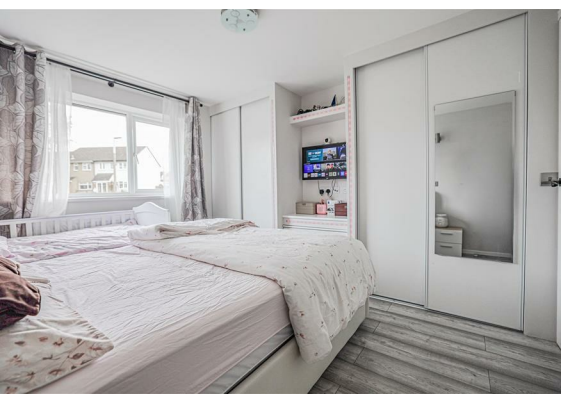




lounge/dining room, a generous and inviting living space finished in contemporary tones and enhanced by an attractive feature media wall/fireplace, creating a real focal point for relaxing or entertaining.



The refitted kitchen has been stylishly upgraded with sleek grey units, marble-effect worktops and matching splashbacks, giving the home a high-end feel while also providing excellent storage and preparation space. The property further benefits from a modern bathroom, finished to a clean and tasteful standard.



There are two well-proportioned bedrooms, including a generous principal bedroom and a versatile second bedroom that would work equally well as a guest room, nursery or home office. Large windows allow for plenty of natural light, while the neutral décor and quality presentation mean the property is ready to move straight into.

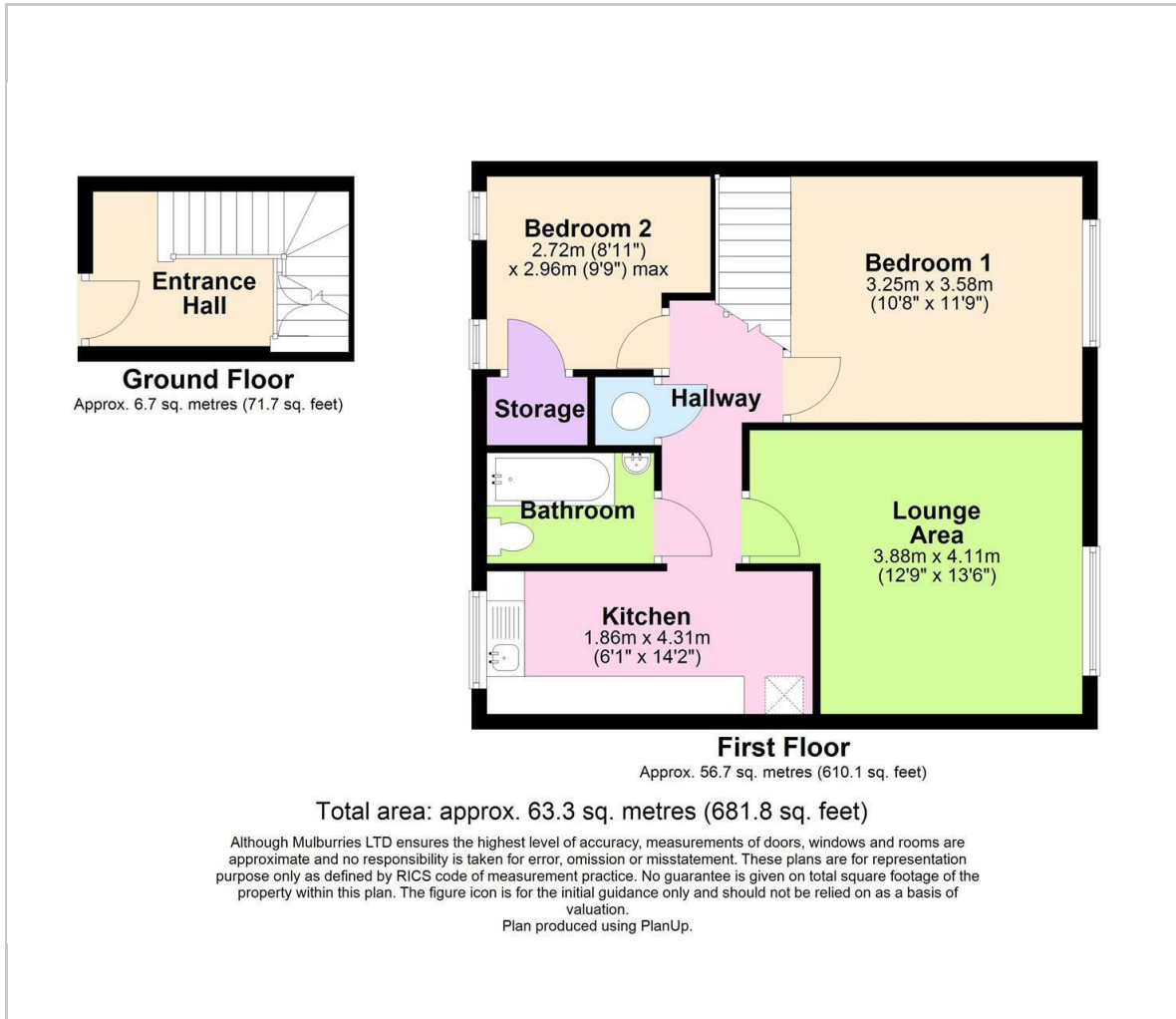


The layout is both practical and appealing, with useful internal storage and a bright, airy feel throughout. Homes of this standard are ideal for buyers seeking a property that combines style, comfort and convenience in equal measure.



Situated in a popular residential location in Hemel Hempstead, this is an excellent opportunity to secure a turnkey home with broad appeal.

## Floor Plan

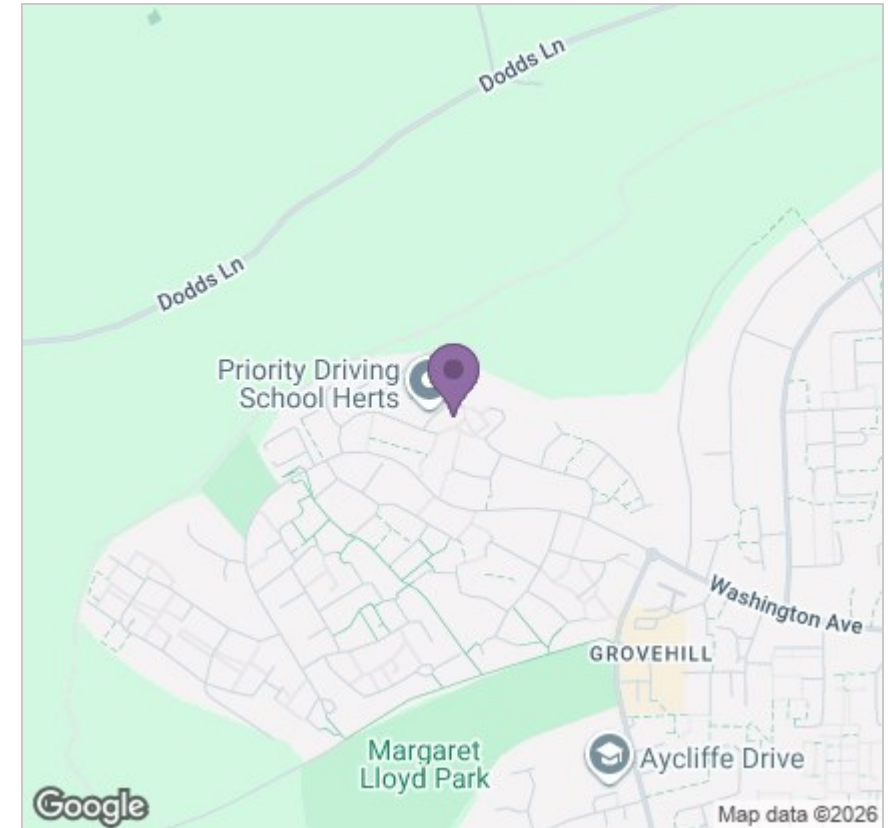


## Viewing

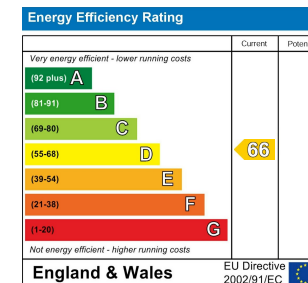
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

31 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HH  
Tel: 01442 732362 Email: [contact@mulburries.co.uk](mailto:contact@mulburries.co.uk) [ryan.green@mulburries.co.uk](mailto:ryan.green@mulburries.co.uk)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.