



## 89 Shearwater Road, Hemel Hempstead, HP3 0GB

Offers in excess of £725,000

- Five bedrooms
- Corner Plot
- Driveway
- No Onward Chain
- Excellent Transport Links
- Great Amenities Nearby
- Beautifully Presented Throughout
- Three Bathrooms

# 89 Shearwater Road, Hemel Hempstead HP3 0GB

Occupying a commanding corner plot, this exceptional five-bedroom detached residence delivers a rare combination of space, elegance, and convenience. Situated within the exclusive Aspen Park development, the home benefits from a generous driveway and enviable positioning, while remaining moments from local shops, schools, play areas, and Apsley mainline station, offering swift connections into London Euston.

Stepping inside, a grand entrance hall sets the tone for the spacious accommodation arranged across three floors. The ground floor offers a dual-aspect living room, filled with natural light and designed for both relaxation and entertaining. A separate sitting room provides further versatility, while the guest cloakroom and a superbly appointed kitchen/breakfast room with integrated appliances and a useful utility area complete the ground floor.

The first floor is home to a beautifully proportioned principal suite, featuring fitted wardrobes, contemporary feature panelled walls, and a luxurious en suite shower room. Two further well-sized bedrooms and a stylish family bathroom are also found on this level. The second floor provides two additional double bedrooms and a sleek, contemporary shower room, creating an ideal retreat for guests or growing families.



Council Tax Band: E

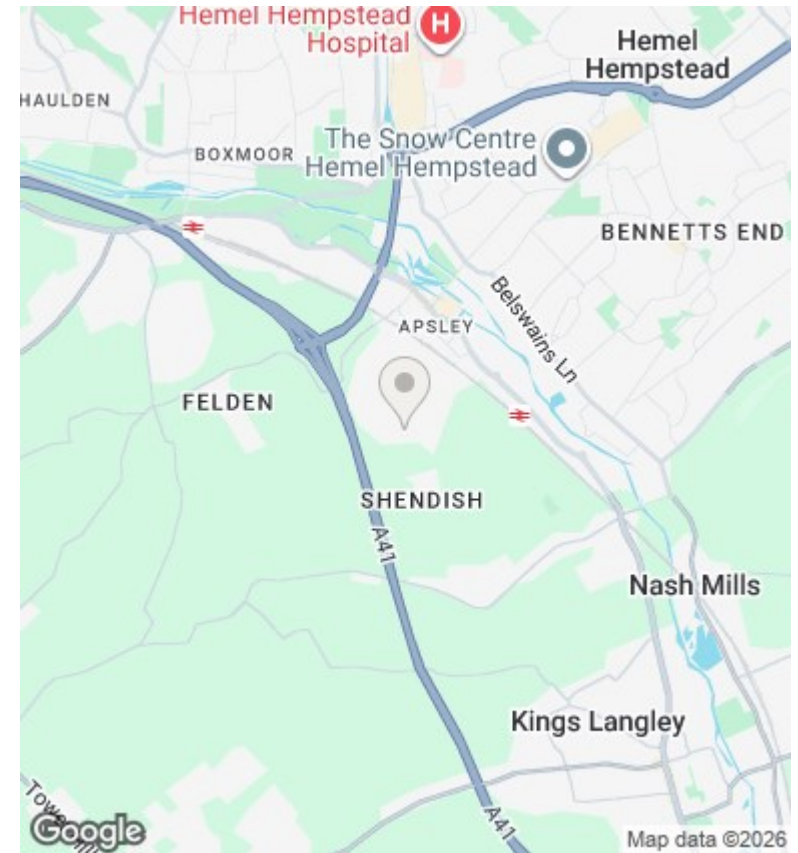


### Area Guide

Hemel Hempstead itself offers a wealth of amenities, including the popular Marlowes and Riverside shopping centres, while the M1 and M25 are within easy reach for road commuters. With direct rail links into London, Aspen Park



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Directions

## Viewings

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

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>	83	
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC