



## 71 Dowling Court, Hemel Hempstead, HP3 9NF

Guide price £400,000

- Two Double Bedrooms
- Family Bathroom
- Amenities Nearby
- Downstairs WC
- Driveway
- Motorway Access
- Open Plan Kitchen/Breakfast Room
- Popular Location

# 71 Dowling Court, Hemel Hempstead HP3 9NF

Guide Price £400,000 - £425,000. This beautifully presented semi-detached home offers an outstanding opportunity for first-time buyers and families alike. Perfectly positioned within walking distance of Apsley Train Station, highly regarded schools, and picturesque parks, the property combines convenience with comfort.

The interior is bright and spacious, featuring a dual-aspect reception room that provides a welcoming setting for both relaxation and entertaining. The well-appointed kitchen is designed to maximize natural light, with a large rear-facing window and French doors opening directly onto the garden. Complete with a breakfast area and generous storage, it is both stylish and practical. A ground-floor cloakroom adds further convenience.

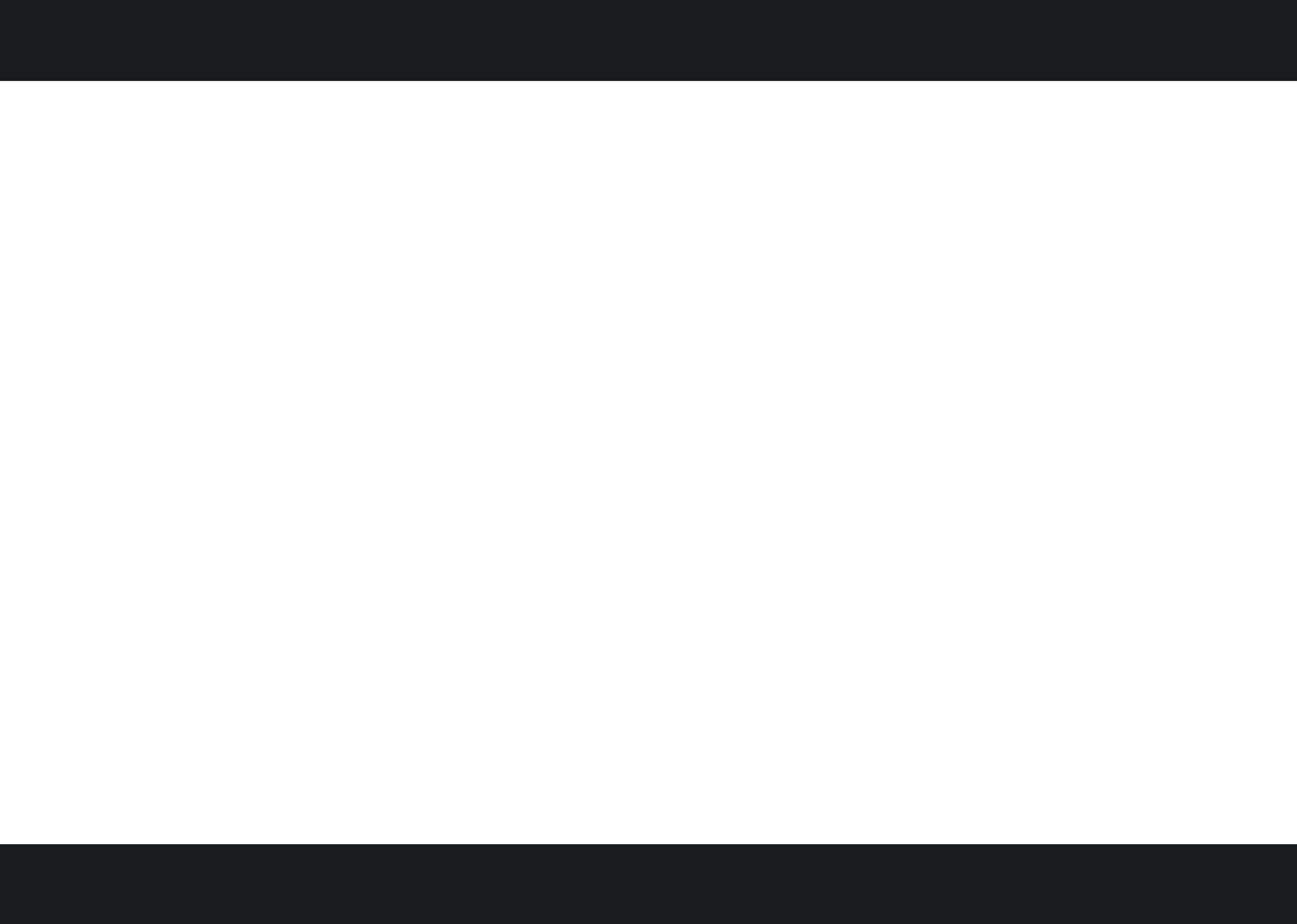
Upstairs, the property boasts two well-proportioned double bedrooms and a family bathroom, with the added benefit of a versatile loft room accessed from the landing—ideal as a study, hobby room, or guest space.

The private rear garden is a highlight, offering ample space for outdoor enjoyment, along with side access and driveway parking.



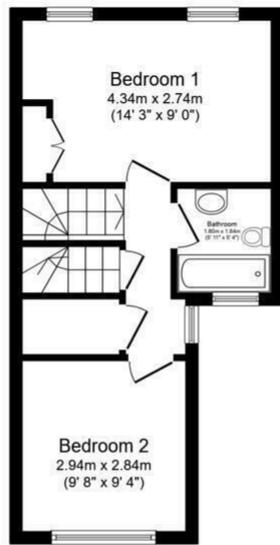
Council Tax Band: C



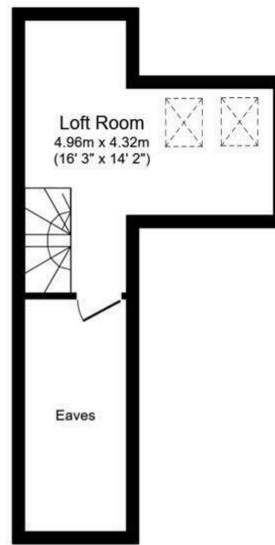




**Ground Floor**  
Floor area 32.5 sq.m. (350 sq.ft.)



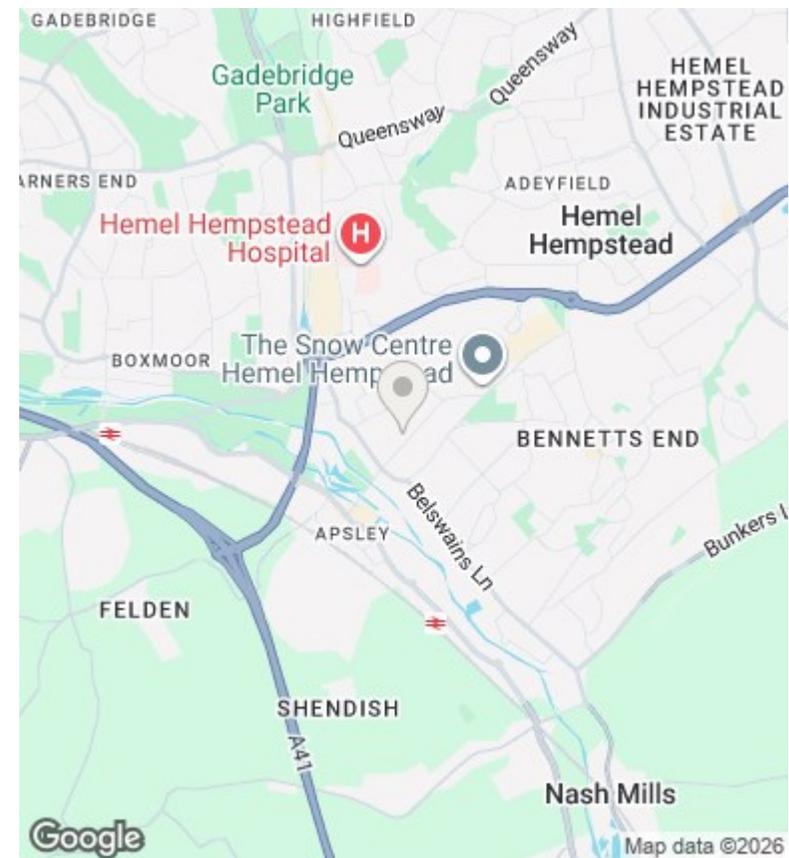
**First Floor**  
Floor area 31.9 sq.m. (343 sq.ft.)



**Second Floor**  
Floor area 14.0 sq.m. (151 sq.ft.)

Total floor area: 78.5 sq.m. (844 sq.ft.)

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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	74	
(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	