



6 Wharf Villas Wharf Road, Hemel Hempstead, HP1 1QA

£300,000

- No Chain
- Walk to the Station
- Open Plan Design
- Great Location
- Long Lease
- Field Views
- Parking Space
- Two Bedrooms
- Village Green Nearby
- Communal Gardens

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Stylish Two-Bedroom First Floor Maisonette with Long Lease. Located in a popular residential area of HP1, this beautifully presented two-bedroom first-floor maisonette offers spacious, move-in-ready accommodation, making it an ideal purchase for first-time buyers, professionals and investors alike.

The property centres around a bright and contemporary open-plan kitchen and dining area, creating a welcoming space for both everyday living and entertaining. Finished to an excellent standard throughout, the home also offers two generously sized bedrooms, a well-appointed bathroom and ample living space, all presented in superb condition.

Further benefits include an allocated parking space, approximately 988 years remaining on the lease and reasonable annual service charges, ensuring both convenience and long-term peace of mind. The property may also be available with no onward chain, offering the potential for a smooth and speedy transaction.

Perfectly positioned close to a wide range of local amenities, schools and everyday conveniences, the property also enjoys excellent transport links, providing easy access to Hemel Hempstead town centre, the M1, M25 and Hemel Hempstead railway station.

Offering an exceptional combination of space, presentation and location, this fantastic maisonette is ready to move straight into and represents an outstanding opportunity in the ever-popular HP1 area.



Council Tax Band: C



Area Guide

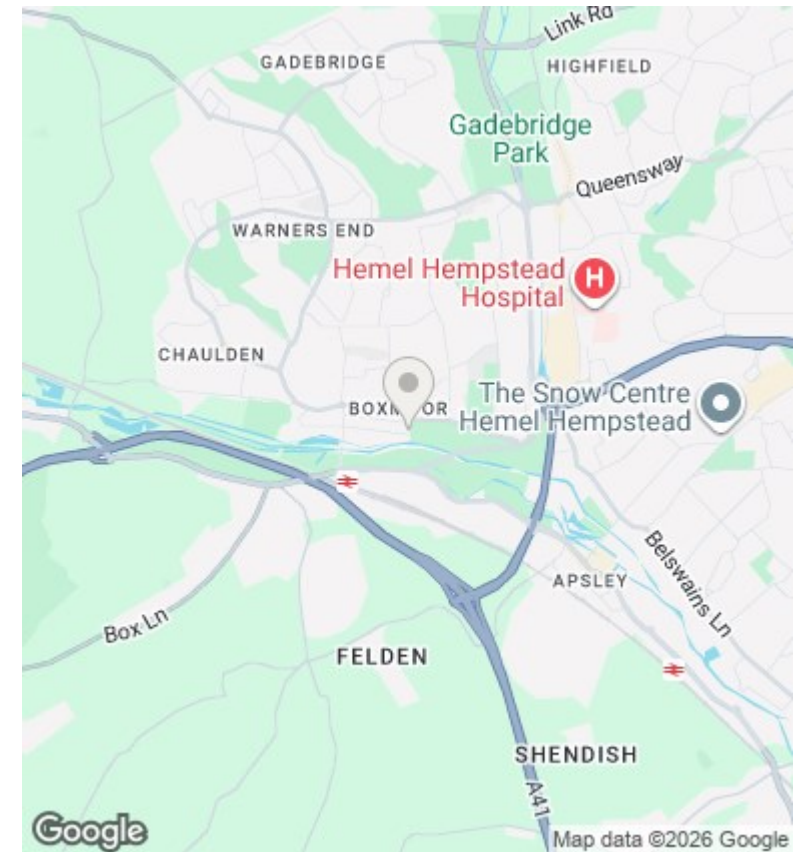
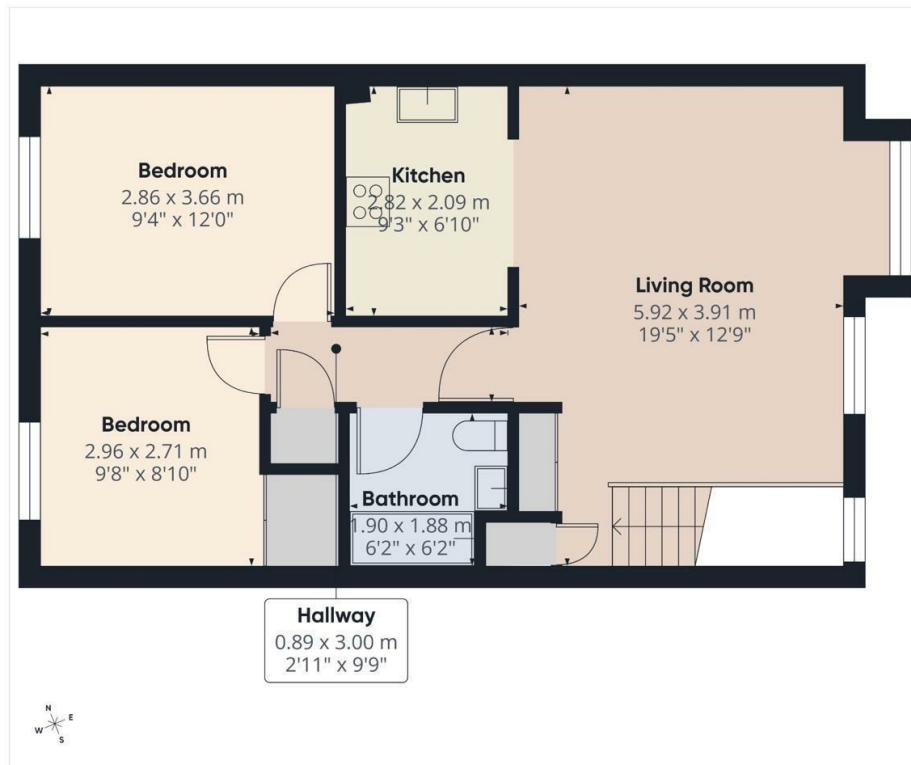
Boxmoor is one of Hemel Hempstead's most desirable and characterful areas, offering a unique blend of village charm and excellent modern amenities. With its tree-lined streets, period cottages, and welcoming community, it is a location that appeals equally to families, professionals, and commuters.

Lifestyle & Community -At the heart of Boxmoor lies Boxmoor Village, with its independent shops, cafés, traditional pubs, and restaurants creating a vibrant yet relaxed atmosphere. The area is home to the much-loved Boxmoor Trust land, with acres of open countryside, woodland, and riverside walks, providing a haven for outdoor activities, wildlife spotting, and family days out. Local events, including the Boxmoor Village Fete and seasonal markets, add to the strong sense of community spirit.

Transport & Connectivity - Boxmoor's convenient location makes it especially attractive to commuters. Hemel Hempstead Station is within walking distance, providing fast and frequent services to London Euston in around 30 minutes. The M1, M25, and A41 are all easily accessible, offering excellent road links across Hertfordshire and into London.

Schools & Education -The area is well served by highly regarded primary and secondary schools, making it a popular choice for families seeking quality education close to home.

Recreation & Leisure -Beyond the beautiful green spaces of the Boxmoor Trust, residents enjoy easy access to Gadebridge Park, golf clubs, gyms, and leisure centres. With Hemel Hempstead town centre and its shopping, cinema, and dining options just a short distance away, Boxmoor strikes the perfect balance between village life and town convenience.



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC