





**Offers in Excess of
£425,000**

We are delighted to offer for sale a great opportunity to buy a three-bedroom semi-detached house in Deaconsfield Road, Hemel Hempstead. Built in the 1930s, the property has two reception rooms, three bedrooms, driveway parking and a really large rear garden. The house does need some updating, but this is what makes it a great opportunity for someone looking to put their own stamp on a property. There is also plenty of potential to improve and possibly extend, subject to the usual planning permissions. The large garden is a real highlight,

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Frosted double glazed window to front aspect. Door to lounge, door to dining room and kitchen, under stairs storage cupboard, stairs to first floor.

LOUNGE

Double glazed bay fronted window to front aspect. Radiator, gas fire.

DINING ROOM

Two double glazed window to rear aspect. Radiator, double glazed door to rear aspect, gas fire, back boiler.

KITCHEN

Double glazed window to rear aspect. Double glazed door to rear, tiled walls and floor, range of floor and wall mounted units, extractor fan, space for washing machine, oven, sink with drainer.

PANTRY

Frosted double glazed window to side aspect. Space for fridge, door to rear garden.

LANDING

Double glazed window to side aspect. Doors to all bedrooms and bathroom, access to loft.

BEDROOM ONE

Bay fronted double glazed window to front aspect. Radiator, built in wardrobes.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, built in storage cupboard housing water tank.

BEDROOM THREE

Double glazed window to rear aspect. Radiator, air vent.

BATHROOM

Frosted double glazed window to front aspect. Low level w.c, tiled walls, handwash basin, mirrored storage, panelled bath with electric shower attachment over, air vent.

OUTSIDE

FRONT GARDEN

Laid to lawn, paved driveway.

REAR GARDEN

Two steps to patio area, patio path to lawn, mainly laid to lawn, outdoor tap, power, shed, side gated access.



DEACONDFIELD ROAD, HEMEL HEMPSTEAD HP3 9HZ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 862 sq.ft. (80.1 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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