



SEMPILL ROAD

HEMEL HEMPSTEAD

HP3 9PF

£625,000

EPC Rating: B Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

This exceptional detached family home has been thoughtfully extended and beautifully modernised to create a stylish residence that perfectly balances contemporary design with practical family living. The heart of the home is the stunning open-plan kitchen/dining room, a wonderfully sociable space finished to an excellent specification. Featuring a substantial central island, high quality fitted cabinetry and generous dining space, it is ideal for everyday family life as well as entertaining guests. Complementing this is a separate front reception room offering a cosy retreat, together with a welcoming entrance hall and downstairs cloakroom. The first floor provides three well proportioned double bedrooms, a sleek contemporary en-suite shower room. A beautifully appointed family bathroom serves the remaining bedrooms, ensuring the home caters effortlessly to modern family requirements. Outside, the south facing rear garden has been designed with both relaxation and entertaining in mind. Low maintenance yet highly attractive, it enjoys a spacious patio, artificial lawn and a bespoke built in barbecue area, creating the perfect setting for al fresco dining throughout the warmer months. To the front, a generous private driveway provides off street parking for multiple vehicles. The property is ideally positioned for commuters, being within walking distance of Apsley mainline station with fast and regular services into London Euston. The picturesque Apsley Marina and Grand Union Canal are also just moments away, offering scenic waterside walks alongside an excellent selection of cafés, restaurants and bars. Hemel Hempstead town centre, respected local schools and a wide range of everyday amenities are all within easy reach, making this a superb opportunity for families and professionals seeking a beautifully presented home in an exceptionally convenient location.





Specialists in Bespoke Properties

- Chain Free
- Extended Kitchen/Diner/Family Room
- En-Suite Bathroom
- Ideal For Local Amenities
- Driveway
- Detached Modern Home
- Three Double Bedrooms
- Refurbished Throughout
- Low Maintenance Garden
- Close to Apsley Train Station

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 81 | 81 |
| (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 | |





Perfect Fusion of Location And Way of Living

Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



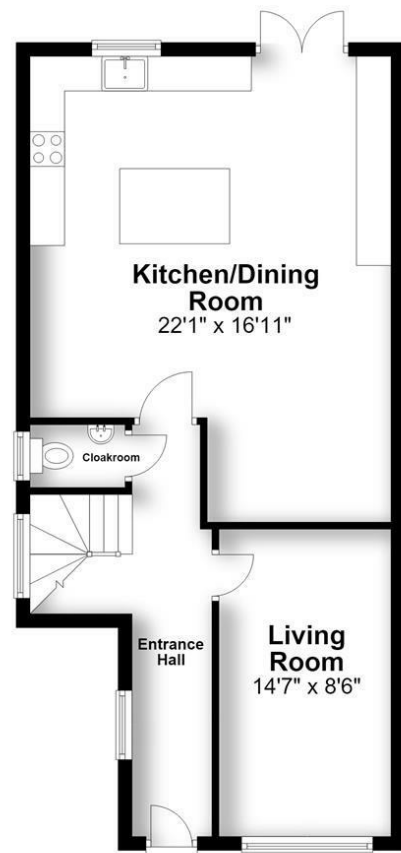
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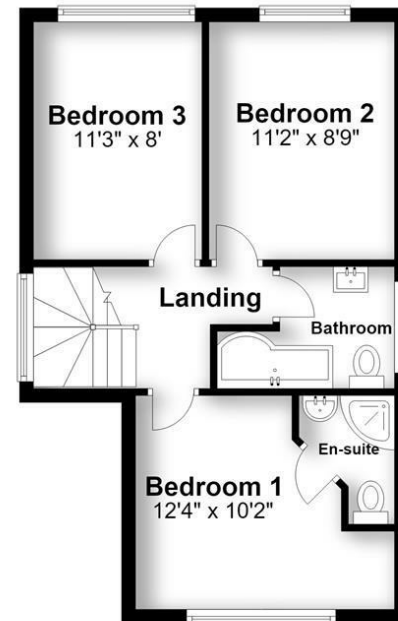
Ground Floor

Approx. 583.1 sq. feet



First Floor

Approx. 424.4 sq. feet



Total area: approx. 1007.5 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.
Plan produced using PlanUp.



Award Winning Agency

