



Six Acres, Hemel Hempstead, HP3 8HY
Offers In Excess Of £455,000

Situated in sought after Six Acres is this spacious and extended terraced house. Boasting three bedrooms, en suite to master bedroom, lounge, dining room, conservatory, modern fitted kitchen, gas central heating, double glazing, family bathroom and is offered in excellent decorative order throughout.

Located within easy reach of the local shops, transport links, Apsley Mainline Station with access to London Euston in only 28 minutes and the M1, M25 and A41 road links.

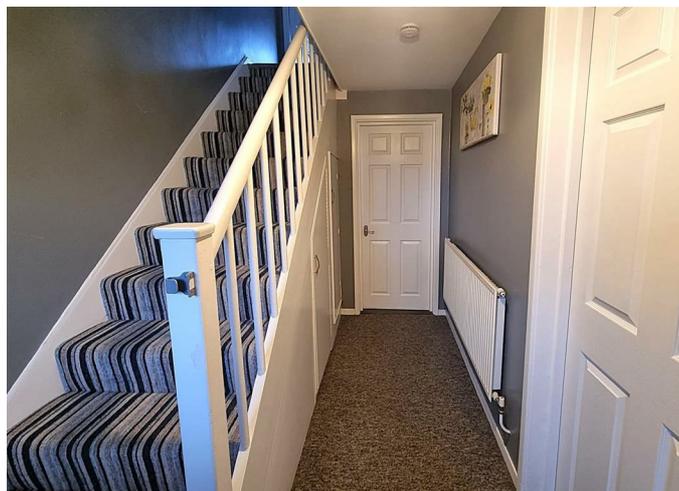
Nestled in the desirable area of Six Acres, Hemel Hempstead, this extended three-bedroom terraced house offers a perfect blend of comfort and modern living. The property boasts a spacious layout, ideal for families or those seeking extra room to breathe.

Upon entering, you will find a welcoming lounge that flows seamlessly into a dining room, creating an inviting space for both relaxation and entertaining. The modern fitted kitchen is a highlight, equipped with contemporary appliances and ample storage, making it a joy for any home cook. Additionally, the conservatory provides a delightful spot to enjoy the garden views, perfect for morning coffees or evening gatherings.

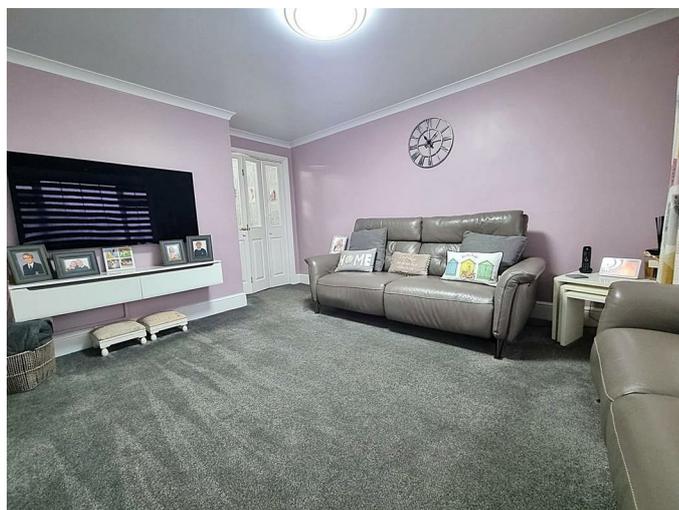
The master bedroom features the convenience of an en suite bathroom, ensuring privacy and comfort. Two further well-proportioned bedrooms provide flexibility for family, guests, or a home office. The property is serviced by gas central heating and double glazing, ensuring warmth and comfort throughout the year.

This charming home is not only well-appointed but also situated in a friendly neighbourhood, close to local amenities and transport links, making it an ideal choice for those looking to settle in Hemel Hempstead. With its modern features and spacious design, this property is a wonderful opportunity for anyone seeking a new home.

Entrance Hall



Lounge 12'0 x 11'4 (3.66m x 3.45m)



Dining Room 11'2 x 7'7 (3.40m x 2.31m)



Conservatory 9'7 x 9'3 (2.92m x 2.82m)



Bedroom Two 12'2 x 11'7 (3.71m x 3.53m)



Fitted Kitchen 26'7 x 7'7 (8.10m x 2.31m)



Bedroom Three 13'6 x 9'7 (4.11m x 2.92m)



Landing



Bathroom



Second Floor Landing

Bedroom One 16'0 max x 12'9 max (4.88m max x 3.89m max)



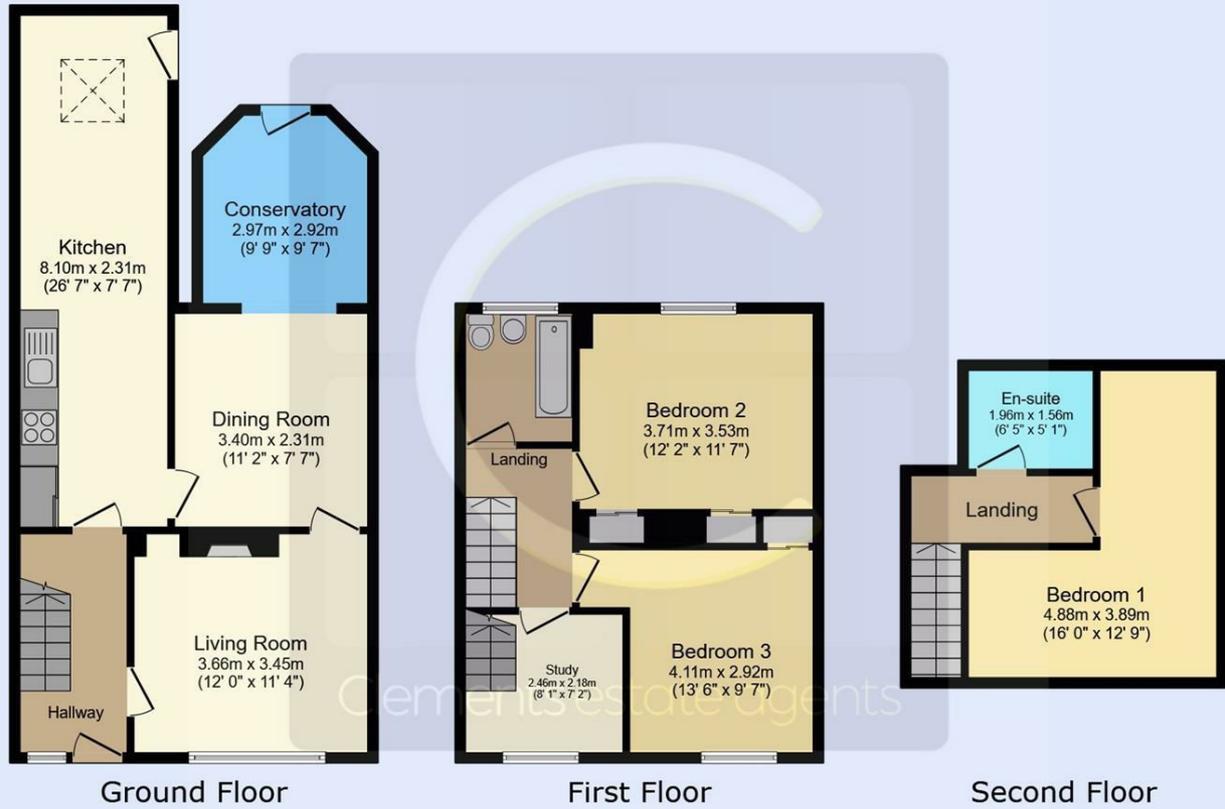
En Suite



Rear Garden



Floor Plan



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



Area Map



Energy Efficiency Graph

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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.