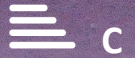


Mulburries

Belswains Lane , Hemel Hempstead, HP3 9XE

Guide price £425,000



## Belswains Lane, Hemel Hempstead, HP3 9XE

- Beautifully presented three-bedroom home
- Stylish, modern interiors throughout
- Generous lounge/diner with garden access
- Contemporary kitchen/breakfast room
- Principal bedroom plus two further bedrooms
- Modern shower room and separate family bathroom
- Convenient ground-floor cloakroom
- Private rear garden with patio and lawn
- Approx. 842.6 sq. ft. of accommodation
- Sought-after Hemel Hempstead location near local amenities



**\*\*CHAIN FREE\*\*** Mulburries offer to the market an exceptional three-bedroom home, beautifully presented throughout and offering a refined blend of contemporary style, natural light and thoughtfully arranged living space.

Set behind an attractive modern frontage, the property opens into a welcoming entrance hall with guest cloakroom, leading through to a sleek kitchen/breakfast room fitted with clean-lined cabinetry and integrated appliances. To the rear, the impressive lounge/diner provides a



superb entertaining space, with generous proportions, elegant décor and French doors opening directly onto the garden.

The first floor continues the home's polished finish, offering three well-appointed bedrooms, each presented with a calm, modern aesthetic. The principal bedroom is bright and spacious, while the additional bedrooms provide excellent versatility for family living, guests or a dedicated home office. A stylish shower room and separate family bathroom add further practicality and comfort.

Outside, the rear garden has been designed for relaxed, low-maintenance living, with a paved terrace ideal for outdoor dining, a neat lawn and enclosed timber fencing creating a private setting for entertaining or unwinding.



Located on Belswains Lane, this impressive home is ideally positioned for local amenities, reputable schools, open green spaces and convenient commuter connections into Hemel Hempstead, St Albans and beyond.

A turn-key home of quality and style, perfectly suited to buyers seeking modern living in a well-connected residential location.



## Floor Plan



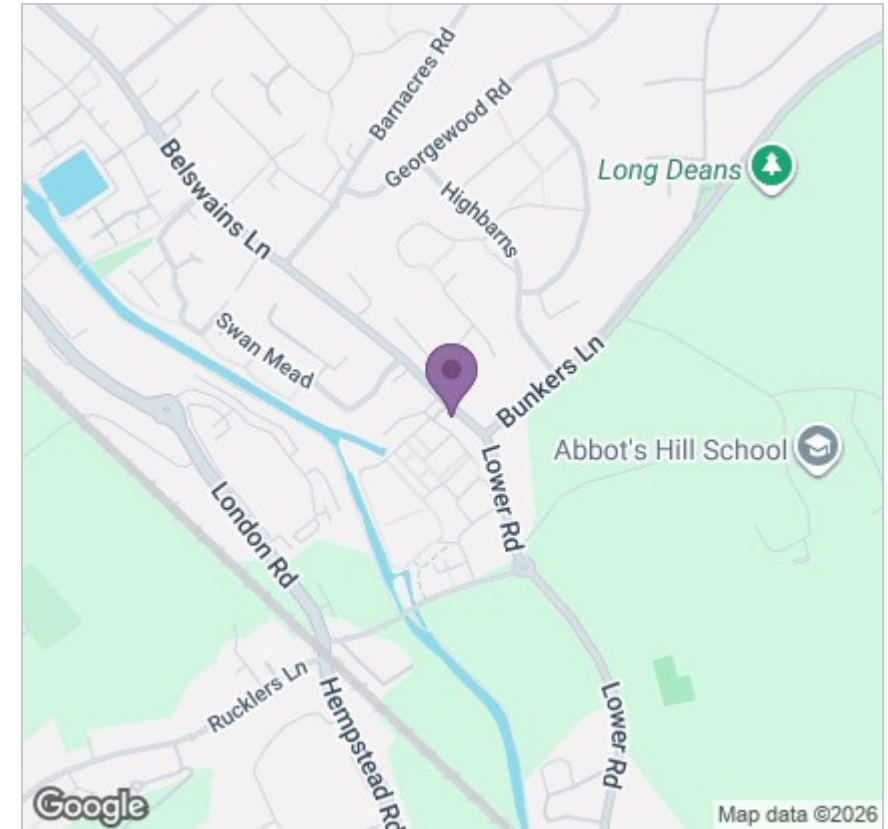
## Viewing

Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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.

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## Area Map



## Energy Efficiency Graph

