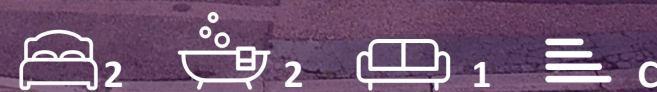


Mulburries

Roughdown Road , Hemel Hempstead, HP3 9AX

Guide price £360,000



Roughdown Road, Hemel Hempstead, HP3 9AX

- **UNIQUE TWO-BEDROOM DUPLEX APARTMENT**
- **APPROXIMATELY 970 SQ. FT. OF ACCOMMODATION**
- **OWN PRIVATE FRONT DOOR**
- **PRINCIPAL BEDROOM WITH EN-SUITE**
- **FAMILY BATHROOM & SEPARATE GUEST WC**
- **ALLOCATED PARKING**
- **MINUTES' WALK FROM HEMEL HEMPSTEAD STATION**
- **SURROUNDED BY THE BOXMOOR TRUST**



A TRULY UNIQUE AND EXCEPTIONALLY SPACIOUS TWO-BEDROOM DUPLEX APARTMENT, offering approximately 970 sq. ft. of accommodation, its own private front door, allocated parking and a superb position just minutes' walk from Hemel Hempstead mainline station.

Appearing much like a house from the outside, this rarely available home provides the space and layout of a house while retaining the convenience of apartment living. Arranged across two floors, the property is considerably larger than the average two-bedroom flat and must be viewed to be fully appreciated.



The ground floor opens into a private entrance hall with a useful guest cloakroom. From here, the accommodation flows into a dining area and fitted kitchen, alongside an impressive reception room measuring over 23 feet in length. The generous proportions create plenty of space for separate living, entertaining and home-working areas.

Upstairs, the substantial principal bedroom measures over 16 feet and benefits from its own en-suite shower room. There is a further well-proportioned double bedroom, a separate family bathroom and useful built-in storage.



Outside, the property benefits from allocated parking, while its highly convenient location places Hemel Hempstead station within a few minutes' walk—ideal for commuters requiring direct access into London Euston. The amenities of Boxmoor and Hemel Hempstead town centre are also within easy reach.

Offering almost 1,000 sq. ft. of internal space, two double bedrooms, two bathrooms, a separate cloakroom and a house-style arrangement, this is a genuinely distinctive home that stands apart from conventional apartment living. An internal viewing is strongly recommended.



The image displays two floor plans for a property. The Ground Floor plan on the left includes a Reception Room (4.06m x 7.05m max), a Dining Area (2.17m x 2.70m), a Kitchen (2.69m x 2.36m), an Entrance Hall, and a WC. The First Floor plan on the right includes a Bedroom (3.11m x 3.66m), a Principal Bedroom (3.23m x 5.06m), a Landing, a Storage area, and a bathroom. Both plans include dimensions in meters and feet, and a note about the approximate nature of the measurements.

Ground Floor
Approx. 44.7 sq. metres (480.7 sq. feet)

First Floor
Approx. 45.5 sq. metres (489.3 sq. feet)

Total area: approx. 90.1 sq. metres (970.0 sq. feet)

Although Mulburries LTD ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purpose only as defined by RICS code of measurement practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for the initial guidance only and should not be relied on as a basis of valuation.
Plan produced using PlanUp.

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

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A map of the Hemel Hempstead area. A purple location pin is placed on London Rd, just north of the A41 road. To the north of the pin is the Hemel Hempstead Leisure Centre, marked with a building icon. To the south of the pin is Roughdown Common Nature Reserve, marked with a tree icon. The map shows several roads including Moorland Rd, Fishery Rd, Horsecroft Rd, Kingsland Rd, BOXMOOR, and St John's Rd. A river flows through the area, and there are green spaces labeled Blackbirds Moor and Heath Park. The Google logo is in the bottom left corner, and 'Map data ©2026' is in the bottom right corner.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> 92 plus A 81-91 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G <i>Not energy efficient - higher running costs</i>		80	84
England & Wales		EU Directive 2002/91/EC	