

Shearwater Road , Hemel Hempstead, HP3 0GD

Guide price £580,000

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Shearwater Road, Hemel Hempstead, HP3 0GD

- **Impressive Four-Bedroom Townhouse**
- **Approximately 1,442 Sq. Ft. Across Three Floors**
- **Superb Open-Plan Kitchen, Dining and Family Room**
- **Separate First-Floor Reception Room with Juliet Balcony**
- **Two Modern Bathrooms Plus Guest Cloakroom**
- **Landscaped, Low-Maintenance Rear Garden**
- **Separate Garage Providing Parking or Storage**
- **Convenient for Apsley Station and Local Amenities**
- **Catchment to Two Waters Primary School**

Mulburries are delighted to present this beautifully appointed four-bedroom townhouse, offering approximately 1,442 sq. ft. of versatile accommodation across three floors. Positioned within a popular modern development, this impressive family home combines generous proportions with a stylish contemporary finish.

The ground floor opens with a welcoming entrance hall and guest cloakroom. To the rear is a superb open-plan kitchen, dining and family room, creating a wonderfully sociable heart to the home. The modern kitchen provides an excellent range of fitted units and integrated appliances, while the living and dining area offers ample room for relaxing and entertaining. French doors open directly onto the rear garden, filling the space with natural light

























and connecting the indoor and outdoor areas.

The first floor offers excellent flexibility, comprising a generous separate reception room with French doors and Juliet balcony, a well-proportioned double bedroom with fitted wardrobes and a contemporary shower room. The reception could equally work as an additional bedroom, home office or playroom, depending on the needs of the new owner.

On the second floor are three further bedrooms, including an impressive principal bedroom with extensive fitted wardrobes. The remaining bedrooms are ideal for children, guests or home working and are served by a modern family bathroom. Excellent presentation continues throughout.

Outside, the low-maintenance rear garden has been landscaped with artificial lawn, paved seating areas and a covered entertaining space, ideal for year-round enjoyment. A separate garage provides valuable parking or storage.

Shearwater Road is well placed for Apsley and Hemel Hempstead stations, offering direct services into London Euston. Apsley Marina, local shops and amenities are nearby, together with Sainsbury's and Aldi. Families are well served by local schools, including Two Waters Primary School, while the A41, M1 and M25 are easily accessible.

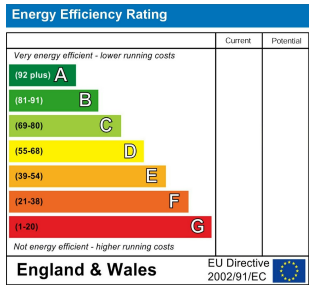
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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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31 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HH
Tel: 01442 732362 Email: contact@mulburries.co.uk ryan.green@mulburries.co.uk