

Mulburries

Beechfield Road , Hemel Hempstead, HP1 1NZ

Offers in excess of £400,000



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- Chain Free - Fully refurbished two-bedroom family home
- Central Boxmoor Location
- Stylish Howdens kitchen with integrated appliances
- Additional Upstairs Study Room Plus Outdoor Utility Room and W.C
- Contemporary bathroom refitted just a year ago
- Rewired, replumbed and replastered throughout
- Situated in the Small Catchment Area to Sought After Primary and Secondary Schools
- West-facing rear garden with afternoon and evening sun
- Potential for a two-car driveway, subject to dropped kerb approval
- 1 Mile From Hemel Station. Access into Euston in 30 minutes

****CHAIN FREE **** Mulburries offer to the market this beautifully refurbished two-bedroom home in the heart of Boxmoor, offers stylish, move-in-ready accommodation with exciting future potential. Built in 1951 and remaining in the same family ownership since new, the property has recently undergone extensive improvement throughout.

The ground floor comprises a welcoming entrance hall, spacious living room and a sleek Howdens kitchen fitted around a year ago with new appliances, with the dishwasher





included. To the rear is a refitted utility room with matching units, plumbing for both a washing machine and tumble dryer, and the washing machine can also remain. There is further scope, subject to any necessary consents, to open up the kitchen and utility into one larger open-plan space.

Upstairs, the property now offers two bedrooms, with a third additional study room together with a stylish family bathroom refitted approximately a year ago. Other recent upgrades include replastering, rewiring, replumbing, new laminate flooring, skirting boards, radiators, carpets and internal doors, creating a fresh, modern finish throughout.



Outside, the west-facing rear garden enjoys afternoon and evening sun, ideal for relaxing or entertaining. To the front, there is potential for off-street parking for two cars, with council approval already in place for bays to the grassed area and scope for a dropped kerb, subject to the usual process.

Further benefits include external power and water, a Baxi boiler with annual servicing and gas safety certification, and excellent future potential, with the neighbouring property having secured consent for a 3m extension. A superb opportunity to acquire a turn-key home in a popular Hemel Hempstead location.

Floor Plan

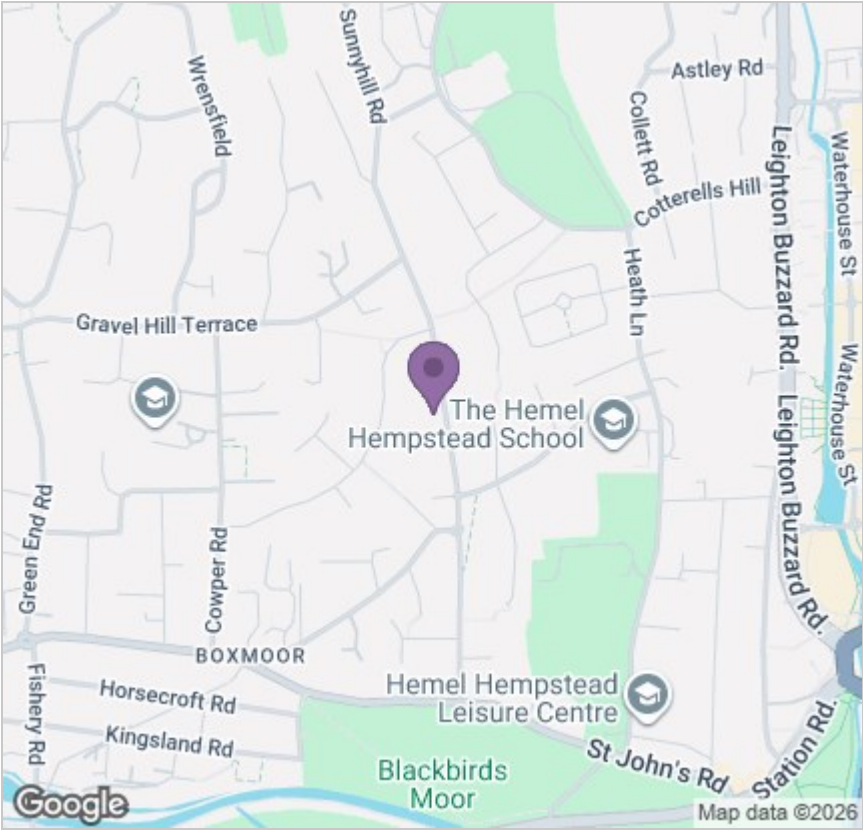


Viewing

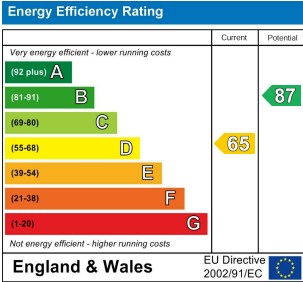
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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