

Mulburries

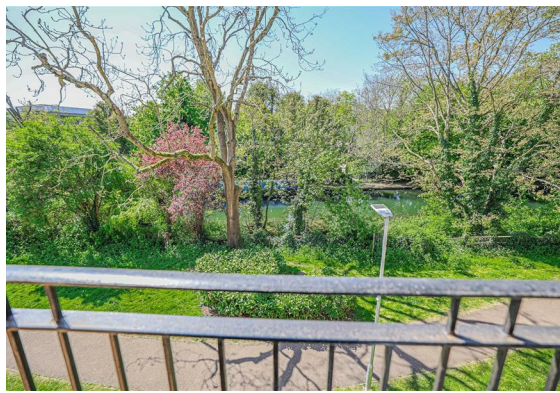
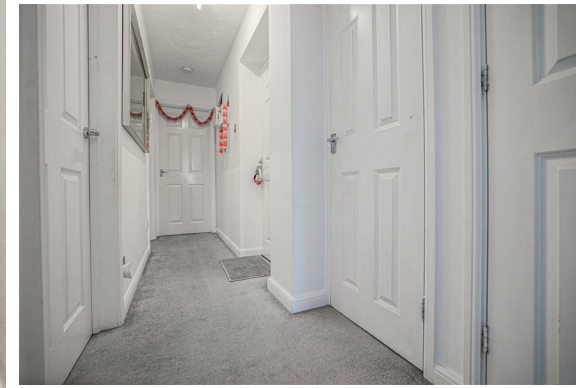
Swan Mead , Hemel Hempstead, HP3 9DQ

Offers in excess of £250,000



## Swan Mead, Hemel Hempstead, HP3 9DQ

- Two-bedroom second-floor apartment in sought-after Swan Mead
- Situated next to the picturesque Grand Union Canal
- Spacious living room ideal for relaxing and entertaining
- Separate fitted kitchen with ample storage and worktop space
- Bright principal bedroom with comfortable proportions
- Versatile second bedroom ideal as a guest room or home office
- Modern bathroom with clean contemporary finish
- Approx. 553.7 sq. ft. / 51.4 sq. m. of internal accommodation
- Attractive residential setting with leafy communal surroundings
- Two allocated parking spaces



Mulburries are delighted to present this bright and well-proportioned two-bedroom second-floor apartment, ideally positioned within the popular Swan Mead development in Hemel Hempstead, situated next to the Grand Union Canal. Offering approximately 553.7 sq. ft. (51.4 sq. m.) of internal space, this well-presented home combines generous room sizes with a practical layout, making it an excellent choice for first-time buyers, downsizers or investors alike. The property further benefits from two allocated parking spaces, a valuable feature for residents and visitors alike.

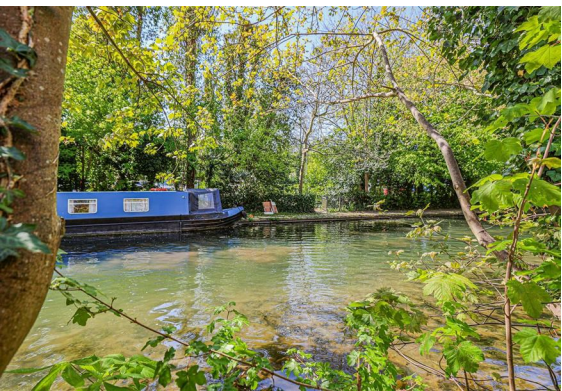


The accommodation comprises a spacious living room measuring 12'5 x 14'9, providing an inviting main reception space with ample room for both seating and dining. The separate fitted kitchen is neatly arranged with a range of wall and base units, good worktop space and room for appliances, creating a functional and attractive cooking area.

There are two bedrooms, including a comfortable principal bedroom and a versatile second bedroom, ideal for use as a guest room, nursery or home office. The bathroom is finished in a clean, contemporary style with a white suite and shower over bath, while the entrance hall offers a welcoming first impression and connects the accommodation well.

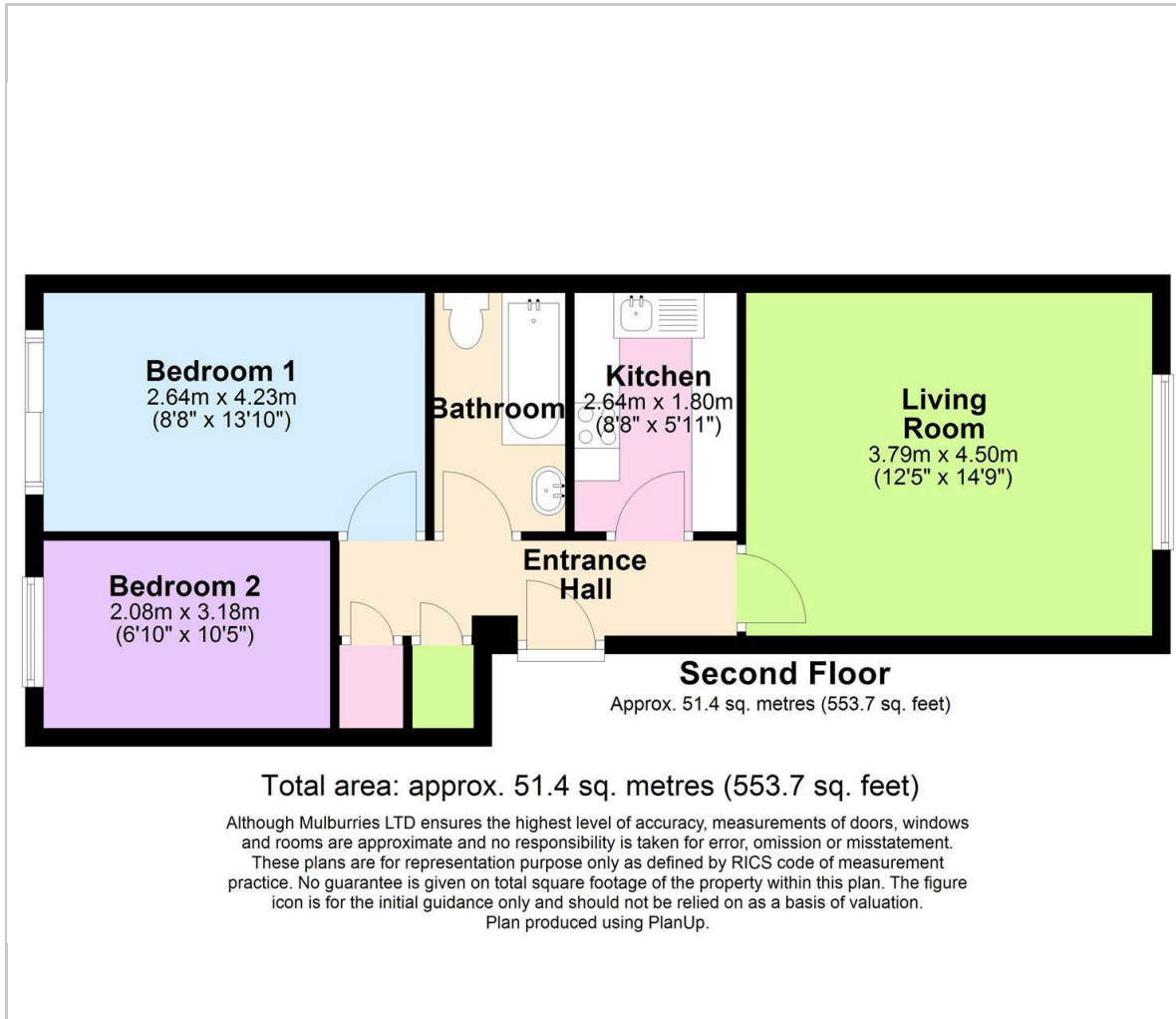


Externally, the development enjoys a pleasant residential setting with well-kept communal grounds, mature greenery and an attractive waterside backdrop thanks to its position beside the Grand Union Canal. The apartment also benefits from two allocated parking spaces, adding further convenience to this appealing home. The property is offered in good decorative order throughout and represents a superb opportunity to acquire a stylish, low-maintenance apartment in a well-regarded Hemel Hempstead location.



Early viewing is highly recommended.

## Floor Plan

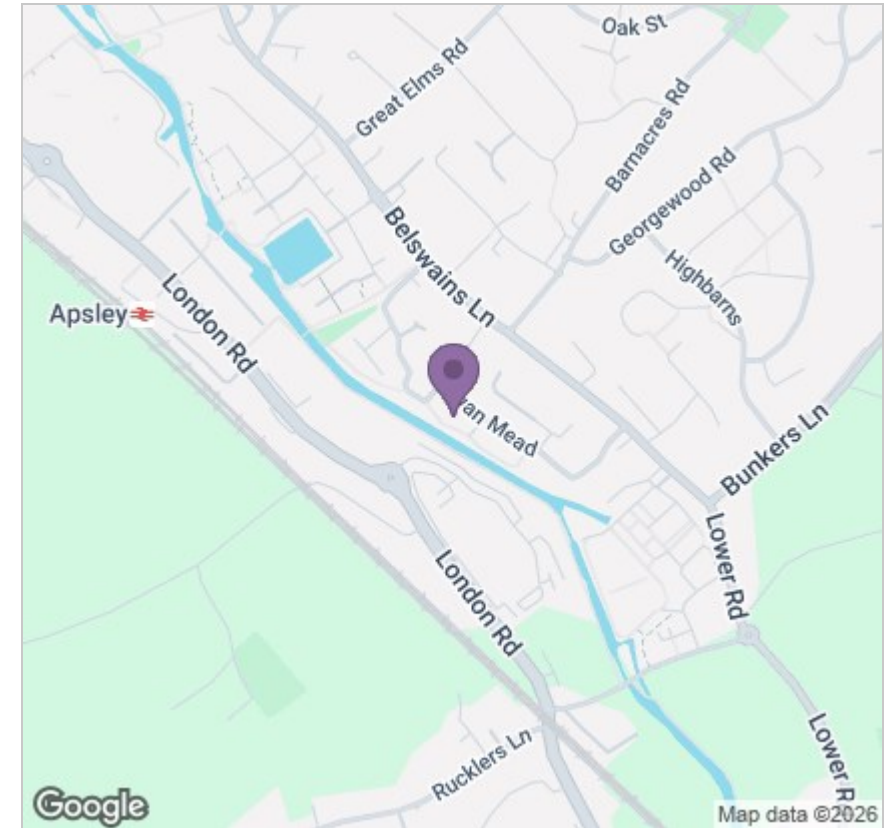


## Viewing

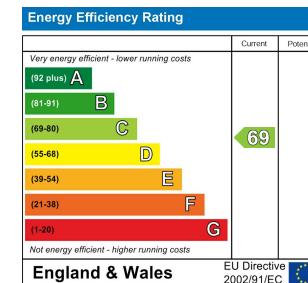
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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

## Area Map



## Energy Efficiency Graph



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