

Mulburries



The Leas , Hemel Hempstead, HP3 8BP

£1,750,000



5



4



3



C

## The Leas, Hemel Hempstead, HP3 8BP

- Prime Location - Situated in the exclusive Longdean Park private estate
- Expansive south-facing corner plot of approx 0.45 acres
- Grand Entrance Hall with sweeping staircase
- Detached two bedroom annexe
- Swimming Pool
- 3 Garages - For car or bike enthusiasts
- Planning permission granted for a double story extension
- Elegant living spaces; orangery, drawing room etc
- Directly opposite the sought after Abbot's Hill School
- AstroTurf games area



An Exceptional Home in the Prestigious Longdean Park Estate

Set within an expansive 0.45-acre south-facing corner plot, this rare and striking residence offers a perfect blend of grandeur, space, and seclusion in one of the area's most exclusive private estates. Surrounded by mature woodland and just moments from Bunkers Park, this is an opportunity not to be missed.

Inside, the home opens to a grand entrance hall with a sweeping staircase and minstrel galleried landing. The



principal bedroom features its own en-suite, while three further bedrooms — including a versatile loft room with Velux windows and WC — are served by a luxurious four-piece family bathroom.



The ground floor is designed for both elegant entertaining and relaxed family living, boasting a formal drawing room, a sun-filled orangery, a dining room, and a generous kitchen/diner, alongside a utility/boot room, cloakroom, and cozy family room. This leads to bedroom five/games room, ideal as part of a potential self-contained annex.

Outside, the beautifully landscaped garden is a true showstopper, featuring a sparkling swimming pool and AstroTurf games area — all bathed in sunlight thanks to its south-facing orientation. A detached two-bedroom annexe offers fantastic flexibility as a guest suite, office, gym, or studio. The home also includes 2–3 garages, and planning permission is already granted for a double storey extension.



Located just 25 miles from London, Longdean Park offers excellent transport links via nearby train stations to London Euston, and easy access to the M1 and M25. The highly regarded Abbot's Hill School is just across the road, with a fantastic selection of local shops and restaurants close by.



A rare chance to own a truly special home in a premier location. Stylish, spacious, and full of potential — this is the lifestyle upgrade you've been waiting for.

## Floor Plan



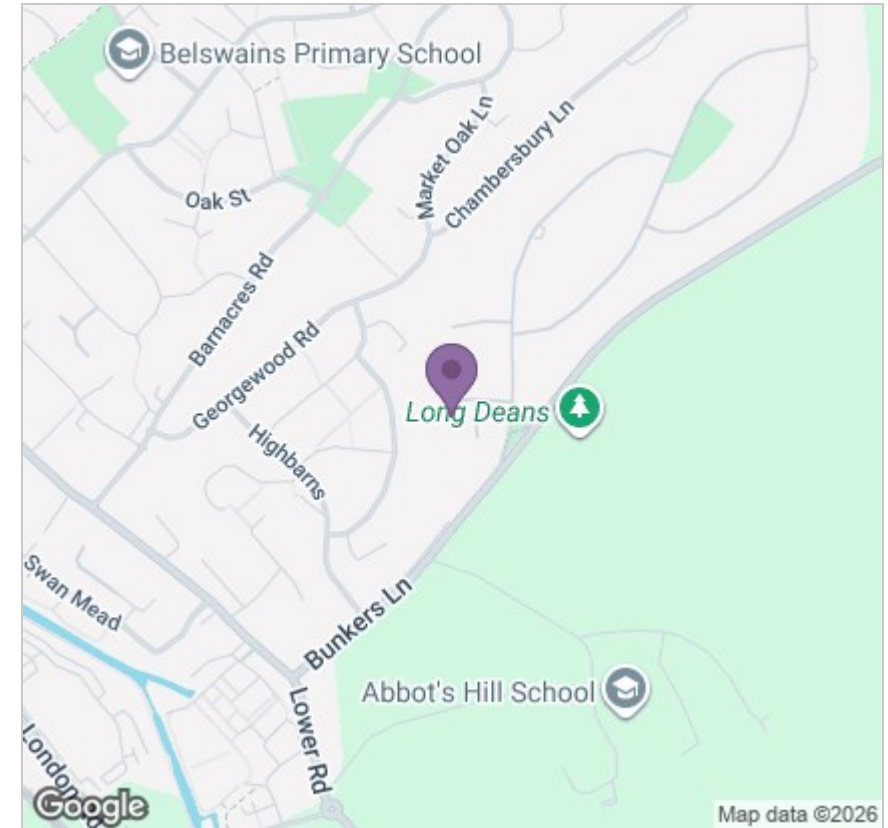
## Viewing

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.

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

