

Mulburries



St. Albans Hill , Hemel Hempstead, HP3 9NQ

Offers in excess of £435,000



St. Albans Hill, Hemel Hempstead, HP3 9NQ

- 1,027 sq ft internally - • 1,400 sq ft tiered private South-West facing garden with side and rear access, decking areas and sandstone patio
- Three double bedrooms
- Kitchen/diner - Large reception room with French doors opening onto garden area
- First-floor family bathroom - Ground-floor WC
- Gas central heating to radiators with new boiler recently fitted
- Fully double-glazed windows and rear garden doors - Boarded out and insulated loft space
- Under stairs storage space accessed from outside - Full fibre broadband
- Front garden with mature hedges
- Potential for rear extension, loft conversion, and driveway (STPP)

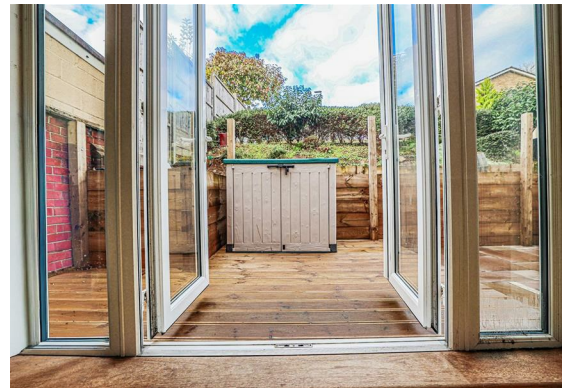


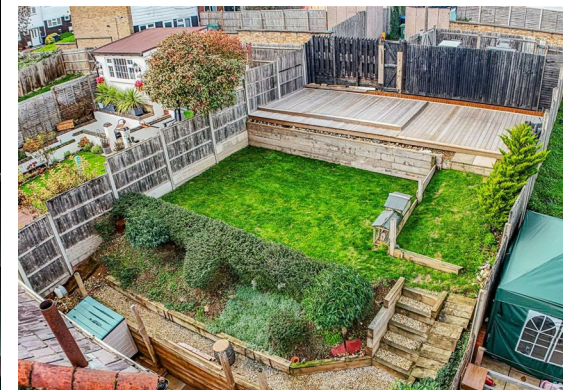
Three Double Bedroom Semi-Detached Family Home with Large Garden

Set back from the main road and a well-maintained front garden with mature hedges, this well-presented semi-detached home enjoys an elevated position on St Albans Hill.

Set over two floors and spanning an impressive 1,027 square feet, the property boasts spacious, free-flowing rooms ideal for everyday life and entertaining - making it an excellent choice for first-time buyers or families.

Upon entering, you are greeted by a large versatile reception room spanning the full depth of the





property with French doors opening onto a decked and sandstone patio area. To the front, the sizable kitchen/diner has ample fitted storage and workspace. Proceeding to the first floor, three double bedrooms ensure ample accommodation for family members or visitors, with a conveniently located family bathroom and additional hallway storage.

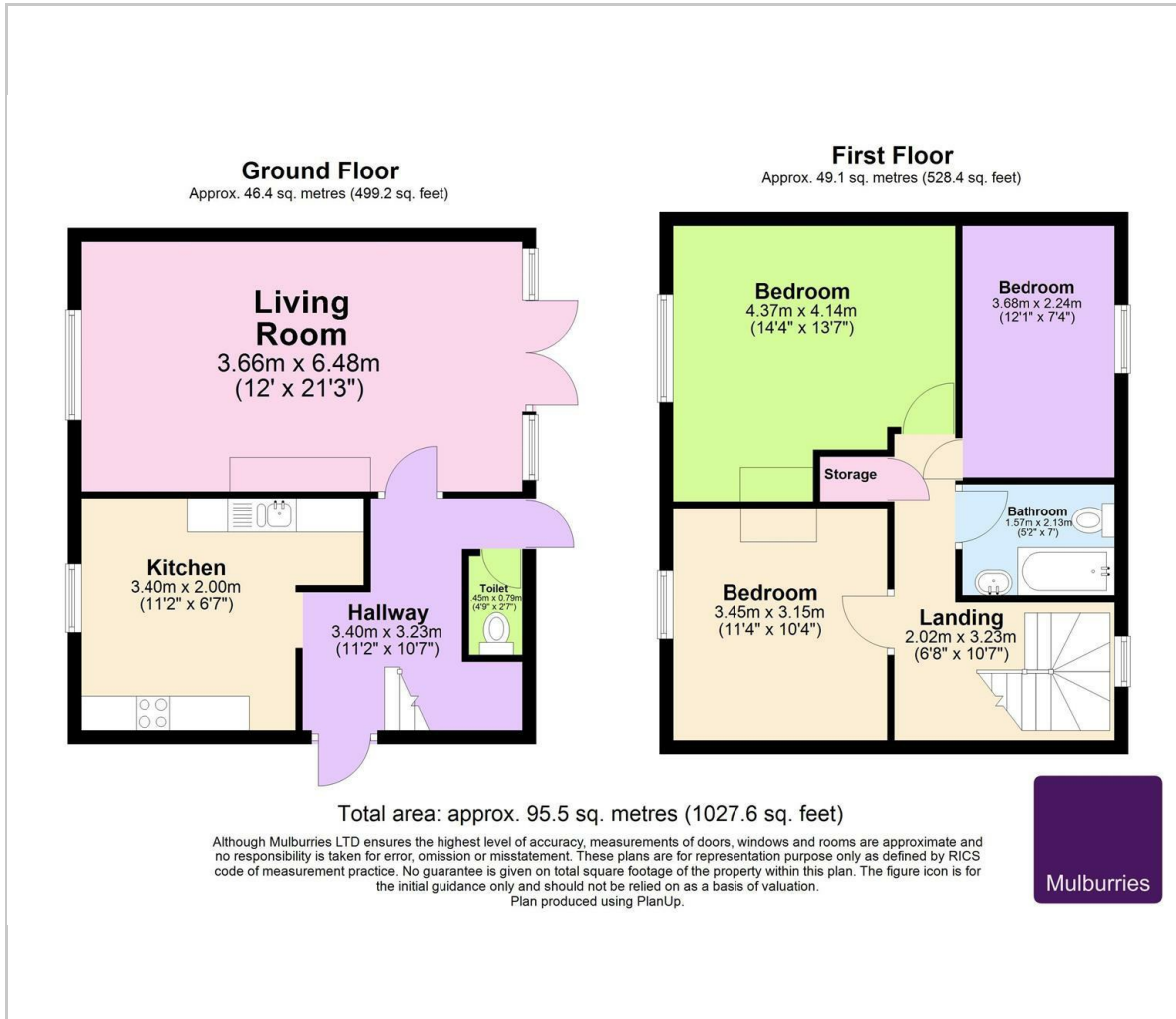
One of the standout features of this property is the large south-west facing garden which can also be accessed from the side and rear gates. This tiered outdoor space consists of a mature lawn, shrub and flower beds, and the recently installed decking areas enhance the garden's appeal, making it an excellent spot for hosting gatherings or simply enjoying sunny afternoons.



With its prime location and generous living space, this semi-detached house on St. Albans Hill is a wonderful opportunity for those seeking a comfortable and versatile home – enjoyed by the current owners for over 16 years. It also presents an exciting opportunity for extension and investment potential.



Floor Plan

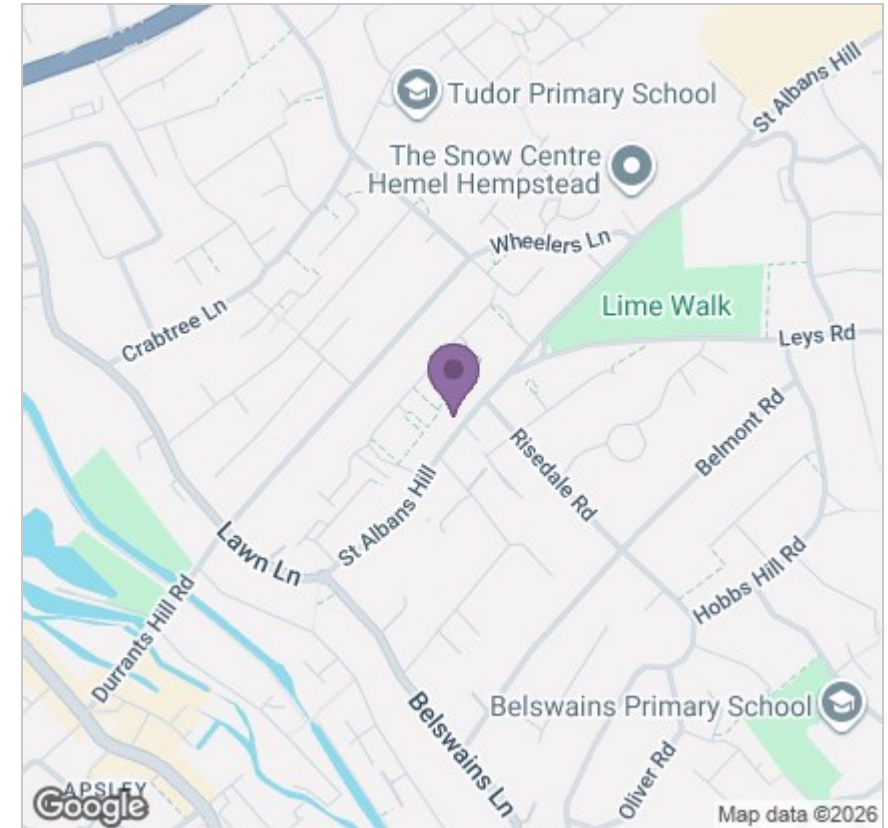


Viewing

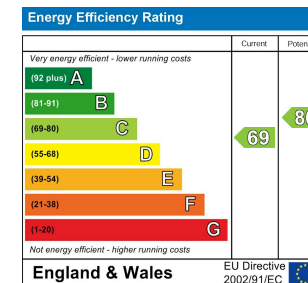
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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