



Mulburries

Kingsland Road , Hemel Hempstead, HP1 1QD

Offers in the region of £525,000



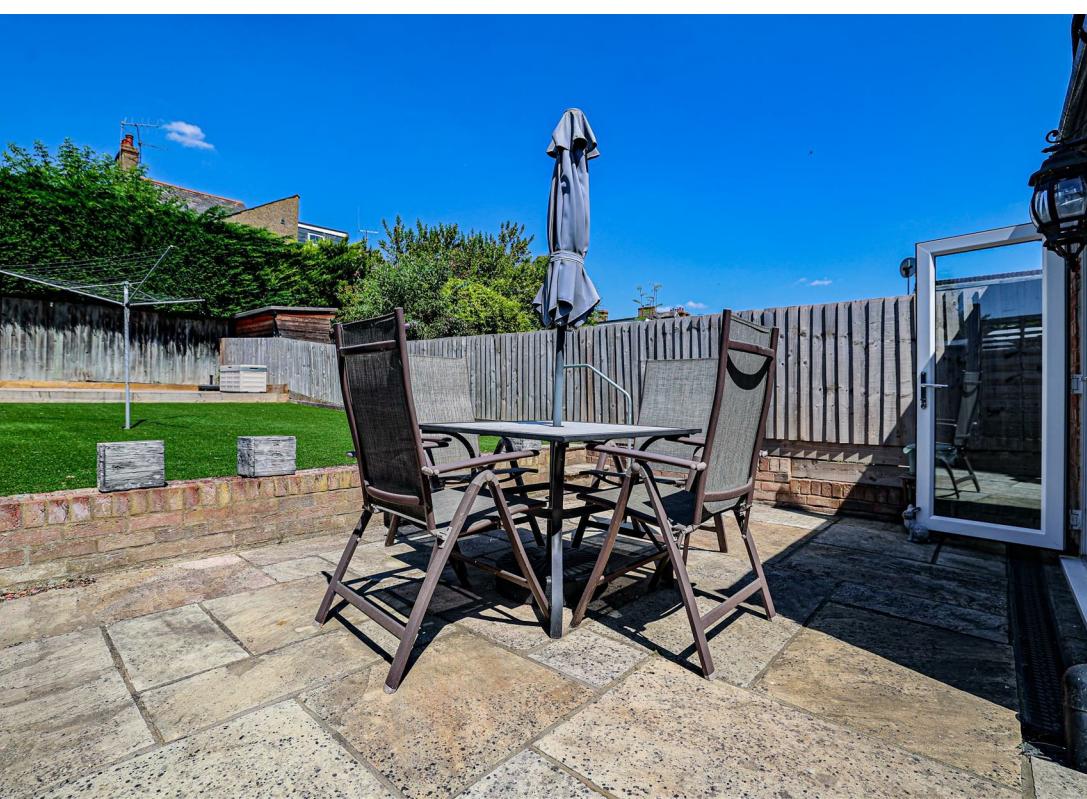
# Kingsland Road, Hemel Hempstead, HP1 1QD

- BOXMOOR VILLAGE LOCATION
- NO UPPER CHAIN
- LANDSCAPED REAR GARDEN
- COUNCIL TAX BAND - D
- NEWLY FITTED KITCHEN AND MODERN BATHROOM
- BREAKFAST ROOM
- LOFT POTENTIAL (STPP)
- TWO DOUBLE BEDROOMS

Nestled in the sought-after Boxmoor village, this charming semi-detached house on Kingsland Road, Hemel Hempstead, offers a delightful blend of comfort and potential. Spanning an impressive 839 square feet, the property features two well-proportioned bedrooms, a welcoming reception room, and a modern bathroom, making it an ideal home for small families or professionals.

One of the standout features of this residence is its beautifully landscaped rear garden, providing a serene outdoor space perfect for relaxation or entertaining.





guests. The property also presents an exciting opportunity for expansion, with the potential to extend into the loft, subject to planning permission, allowing you to tailor the home to your specific needs.

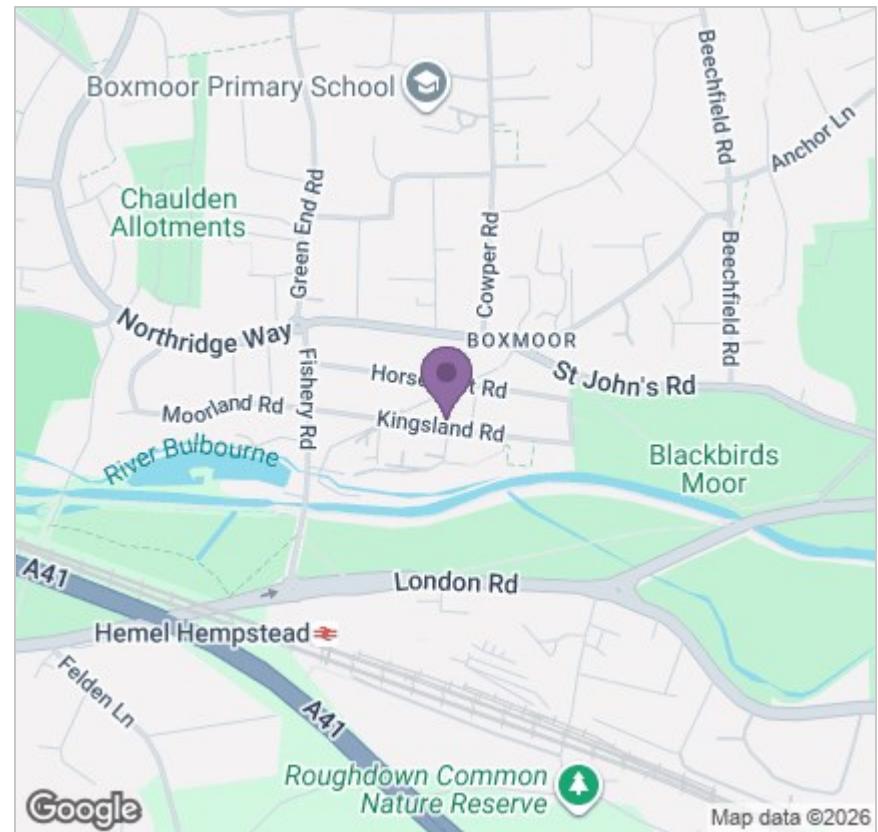
Convenience is at your doorstep, as the property is located just 300 metres from Hemel Hempstead Station, offering direct trains to Euston in under 35 minutes. This makes it an excellent choice for commuters seeking a balance between suburban tranquillity and easy access to the bustling city.

With no upper chain, this home is ready for you to move in and make it your own. Whether you are looking to invest in a property with growth potential or seeking a comfortable place to settle down, this semi-detached house on Kingsland Road is a wonderful opportunity not to be missed.

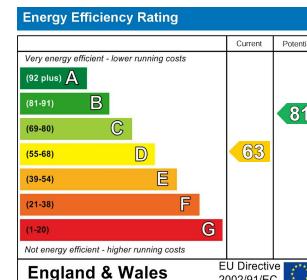
## Floor Plan



## 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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