

Mulburries

Rant Meadow, Hemel Hempstead, HP3 8EQ

Offers in excess of £485,000

3 1 1

Rant Meadow, Hemel Hempstead, HP3 8EQ

- Three-bedroom family home
- Approx. 1,013 sq ft of main accommodation
- Spacious 19ft kitchen/dining room
- Bright separate living room
- Ground floor WC
- Two well-proportioned double bedrooms
- Separate home office/nursery
- Modern first-floor shower room
- Detached garden room/home gym
- Generous rear garden with patio and storage shed







Mulburries are proud to present to the open market this beautifully presented two-bedroom family home on Rant Meadow, Hemel Hempstead, offering approximately 1,013 sq ft of main accommodation, a superb garden room/outbuilding, extensive storage and a generous rear garden.

The ground floor opens into a welcoming entrance hall and a bright living room measuring approximately 16'6 x 10'5. To the rear, the impressive kitchen/dining room measures approximately 19'5 x 13'2 and provides an excellent hub for family life, with modern fitted units, generous worktop space and French doors opening directly onto the patio and garden. A ground floor WC and useful side storage add further practicality.

Upstairs, the first floor offers two well-proportioned double bedrooms, including a principal bedroom measuring approximately 11'6 x 10'6, together with a modern shower room. A separate office provides an ideal work-from-home space, dressing room or nursery.



















Outside is where this home really stands out. The rear garden offers a large patio, lawn and excellent entertaining space, while the detached garden room measures approximately 15'6 x 12'4 and is ideal as a home office, gym, studio or games room. A substantial shed provides further storage.

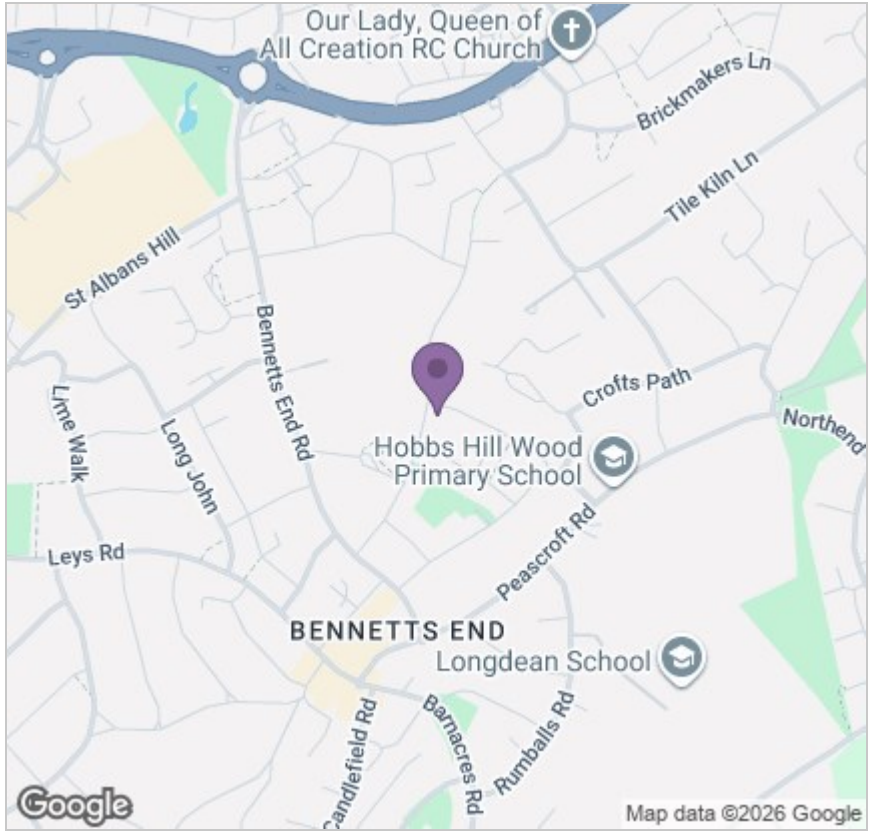
Area Guide: Rant Meadow is a popular residential location in Hemel Hempstead, well placed for local schools, shops, parks and everyday amenities. Apsley, the Grand Union Canal and nearby countryside provide excellent walking and leisure opportunities, while Hemel Hempstead town centre offers The Marlowes, Riverside Shopping Centre, cafés, restaurants and leisure facilities. Hemel Hempstead and Apsley stations provide rail links towards London Euston, with the A41, M1 and M25 offering convenient road connections to St Albans, Watford, London and the wider Home Counties.

A stylish home with excellent living space, a standout garden room and superb outdoor appeal.

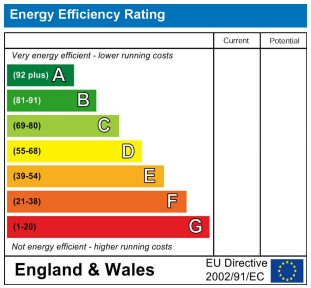
Floor Plan



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.

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 firms 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 ryan.green@mulburries.co.uk