



Candlefield Road, Hemel Hempstead

In Excess of £400,000

proffitt
Outhwaite





Candlefield Road

Hemel Hempstead, Hemel Hempstead

A smartly presented three-bedroom terraced house, thoughtfully extended on the ground floor to offer generous living accommodation ideal for modern family life. The property is situated in a highly desirable location, just a short walk from local shops and schools, making it perfect for growing families or those seeking convenience and community.

Upon entering, you are welcomed into a bright and inviting hallway that leads to two separate reception rooms, providing versatile spaces for relaxing, entertaining or working from home. The ground floor extension has created a spacious dining room with sky lights and double sliding doors flooding the room with natural light. The contemporary kitchen, complemented by a useful utility area offers plenty of cupboard and worktop space, as well as a number of integrated appliances. There is also a practical downstairs WC, a sought-after feature for busy households and visiting guests. Upstairs, you will find three well-proportioned bedrooms, each offering comfortable accommodation with ample space for storage and personalisation, all serviced by a family bathroom.

The interiors are well maintained throughout, with a tasteful décor that creates a warm and welcoming atmosphere from the moment you step inside. The layout has been thoughtfully designed to maximise natural light, contributing to the bright and airy feel that flows through every room. Whilst externally, the rear garden offers a decked area that flows straight out from the house, as well as a lawn space, mature borders and brick-built store.

Whether you are looking to settle into your first family home or simply seeking a property with flexible living areas and excellent local amenities on your doorstep, this house is sure to impress.



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Nash Mills is a favoured residential area with a selection of shops and other amenities. Not so far from beautiful open countryside it is convenient for the mainline railway station (serving London Euston) and the M1/M25 access points. Nearby 'Apsley village' is a favoured residential area with a delightful village feel and excellent local schooling and a good selection of shops and other amenities.

For the commuter the village benefits from its own mainline railway station to London Euston, whilst it also enjoys the picturesque benefits of the Grand Union Canal and Apsley Marina.

- Extended To Ground Floor
- Well-Presented Throughout
- Short Walk To Local Shops & Schools
- 3 Bedrooms
- 2 Separate Reception Rooms
- Kitchen & Utility
- Downstairs Guest WC
- Attractive Rear Garden





General Information

EPC - Energy Efficiency Rating: C

EPC - Environmental Impact Rating: D

Council Tax Band: C

Tenure: Freehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

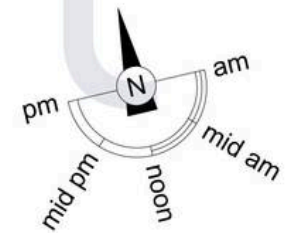
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







CANDLEFIELD ROAD, HP3

APPROX. GROSS INTERNAL FLOOR AREA 1062.82 SQ FT / 98.74 SQ M.

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