



Hobbs Hill Road , Hemel Hempstead, HP3 9QA

Guide price £725,000

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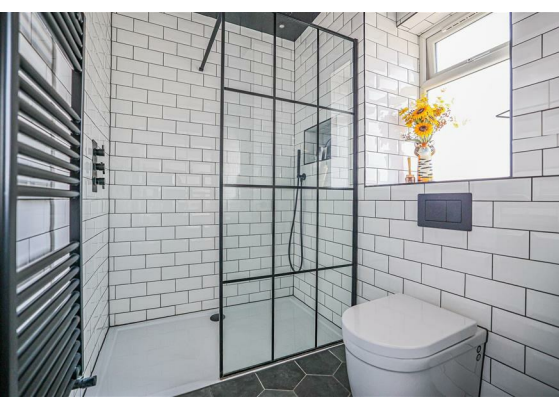
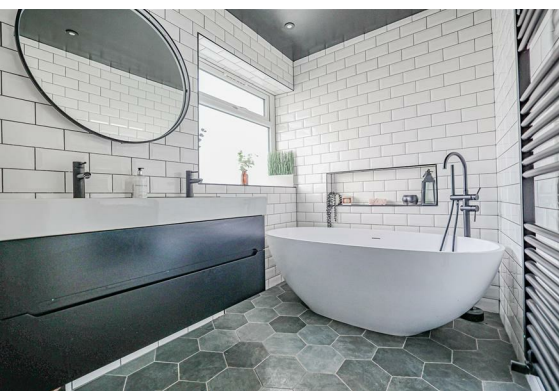
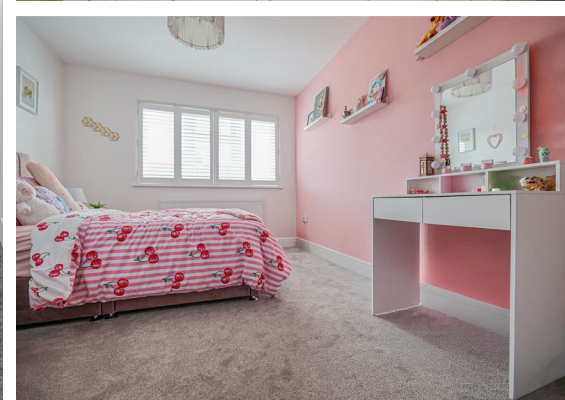
## Hoobs Hill Road, Hemel Hempstead, HP3 9QA

- DOUBLE SIDE EXTENSION, REAR EXTENSION AND LOFT CONVERSION COMPLETED IN 2022
- DETACHED ANNEXE BUILT IN 2022 WITH POWER, WASTE AND WATER CONNECTIONS
- UTILITY ROOM/ BOOT ROOM/ GORUND FLOOR W.C
- HIGH-SPEC KITCHEN WITH INTEGRATED APPLIANCES AND QUOOKER TAP
- COUNCIL TAX BAND C
- NEW ROOF, WINDOWS AND DOORS FITTED IN 2022
- DRIVEWAY PARKING FOR THREE CARS
- FULLY REWIRED AND REPLUMBED THROUGHOUT



An exceptional family home, extensively remodelled and upgraded to an outstanding standard, offering versatile accommodation across three floors, together with a detached annexe and landscaped rear garden.

Having undergone a double side extension, single-storey rear extension and loft conversion in 2022, this impressive home now provides generous and flexible living space ideal for modern family life. The property has also benefited from a comprehensive programme of improvement, including a new roof, new windows, new doors, full rewire and replumb, all completed with the relevant building regulations approval.



At the heart of the home is a magnificent open-plan kitchen/lounge/dining room, designed for everyday living and entertaining. Fitted by Howdens in late 2022, the kitchen combines sleek styling with practical design and includes integrated appliances, a Quooker tap providing hot, cold and boiling water, Bosch dishwasher, built-in fridge freezer, and integrated washing machine and dryer, which are to remain. LVT flooring runs through the principal living areas.

The accommodation is spacious and adaptable, with further reception space, well-proportioned bedrooms and a superb loft conversion creating an impressive top-floor suite with useful eaves storage. A particular feature is the detached annexe, built in February 2022, offering excellent potential for multigenerational living, guest accommodation, a home office or studio. It is equipped with waste connections, its own electric fuse board, fresh water supply, and concealed hot and cold feeds.

Outside, the rear garden has been designed for low-maintenance enjoyment, with artificial lawn and patio seating areas, while to the front there is driveway parking for three vehicles. Further benefits include a Megaflo system and boiler approximately four years old, serviced annually, plus all fitted blinds remaining. A rare opportunity to acquire a substantial turnkey home in a popular Hemel Hempstead location.

## Floor Plan



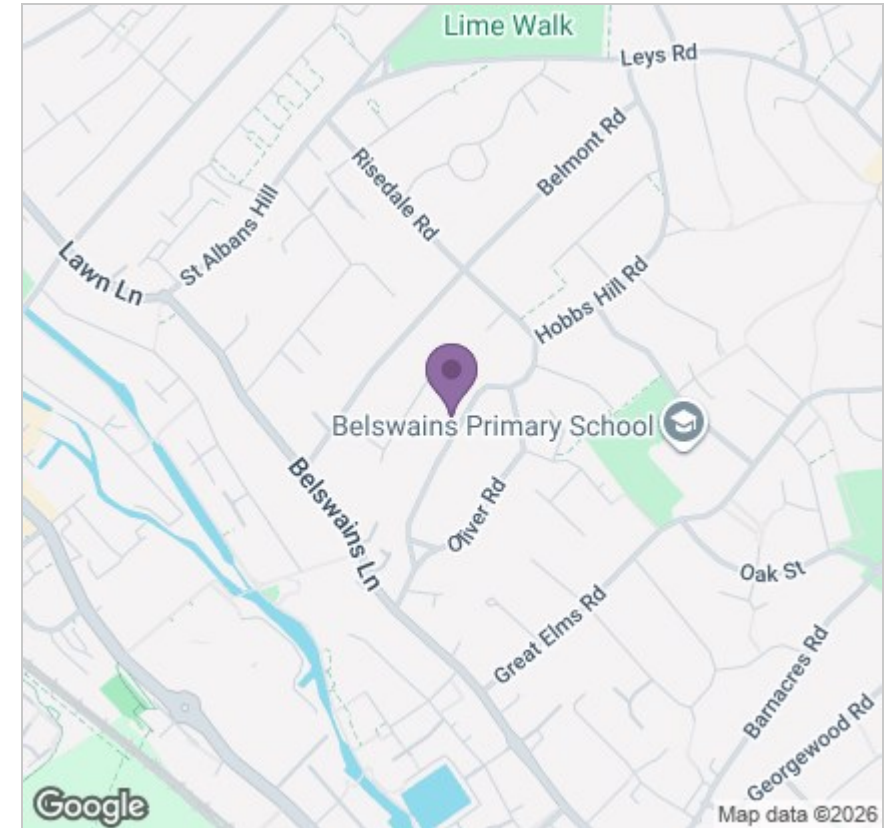
## Viewing

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

