



## 88A Brickmakers Lane , Hemel Hempstead, HP3 8PA

CHAIN FREE. A Stunning & Substantially Extended New Three / Four Bedroom Family Home with Large Garden

Mulburries are delighted to present this New Beautiful Home, offering flexible accommodation arranged over three floors and finished to a modern, neutral standard throughout.

The ground floor is the real heart of the property, boasting an impressive open-plan living space flooded with natural light and enhanced by a skylight and doors opening directly onto the garden.

This space is ideal for both family living and entertaining. The contemporary fitted kitchen features sleek white units, integrated appliances and generous worktop space, flowing seamlessly into the living area. A ground floor bedroom/family room, modern shower room and separate WC complete this level, providing excellent flexibility for guests or home working.

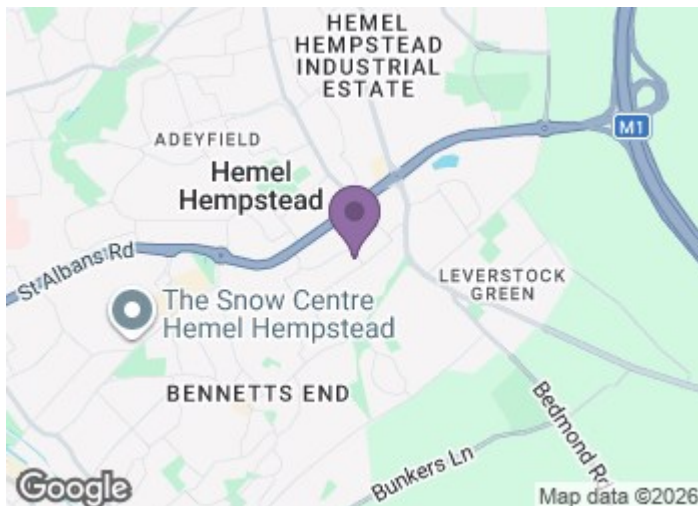
Guide price £650,000

# 88A Brickmakers Lane

, Hemel Hempstead, HP3 8PA



- Substantially Extended New Family Home
- Modern fitted kitchen with sleek units
- Two well-proportioned bedrooms to the first floor
- Ideal for families or professional tenants
- Flexible three / four bedroom accommodation arranged over three floors
- Ground floor bedroom / family room ideal for guests or home working
- Large private rear garden, mainly laid to lawn
- Impressive open-plan living space with skylight
- Ground floor shower room plus separate WC
- Off-street parking to the front for multiple vehicles



[Directions](#)



# Floor Plan



Although Mulburries LTD ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purpose only as defined by RICS code of measurement practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for the initial guidance only and should not be relied on as a basis of valuation.  
Plan produced using PlanUp.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	