Mulburries

Ebberns Road , Hemel Hempstead, HP3 9QR

Offers in excess of £525,000

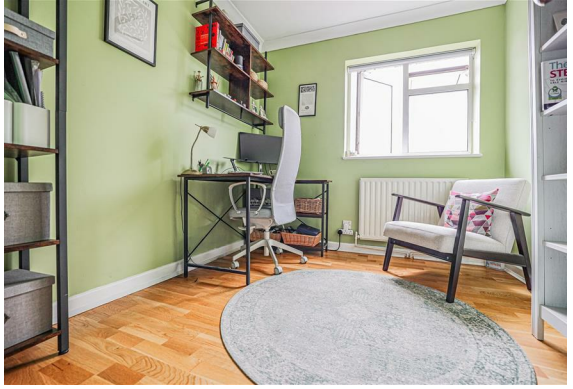
3 1 1 D

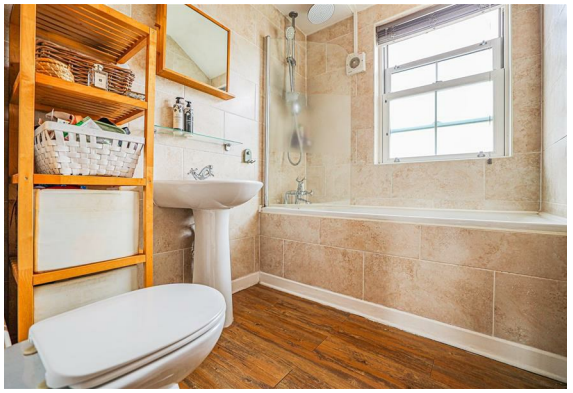
Ebberns Road, Hemel Hempstead, HP3 9QR

- **Three-bedroom character home**
- **0.8 Miles to Apsley station, 30 minutes into Euston**
- **Spacious 21ft living room**
- **Feature fireplace and exposed beams**
- **Charming fitted kitchen**
- **Stunning canal-side south westerley rear garden**
- **Generous principal bedroom**
- **Bespoke garden office with power and Wifi**
- **Rear utility room**

Mulburries are proud to present this beautifully presented three-bedroom character home on Ebberns Road, offering stylish interiors, generous living space, a landscaped canal-side garden and excellent additional outbuildings, including a separate office and utility room.

The property opens via a useful porch into a bright and spacious living room measuring over 21ft in length, with warm wood flooring, exposed beams and a feature fireplace creating an inviting heart to the home. To the rear, the kitchen is full of charm, with fitted cabinetry, work surfaces, integrated cooking appliances and French doors leading directly out to the garden, ideal for entertaining and everyday family life.





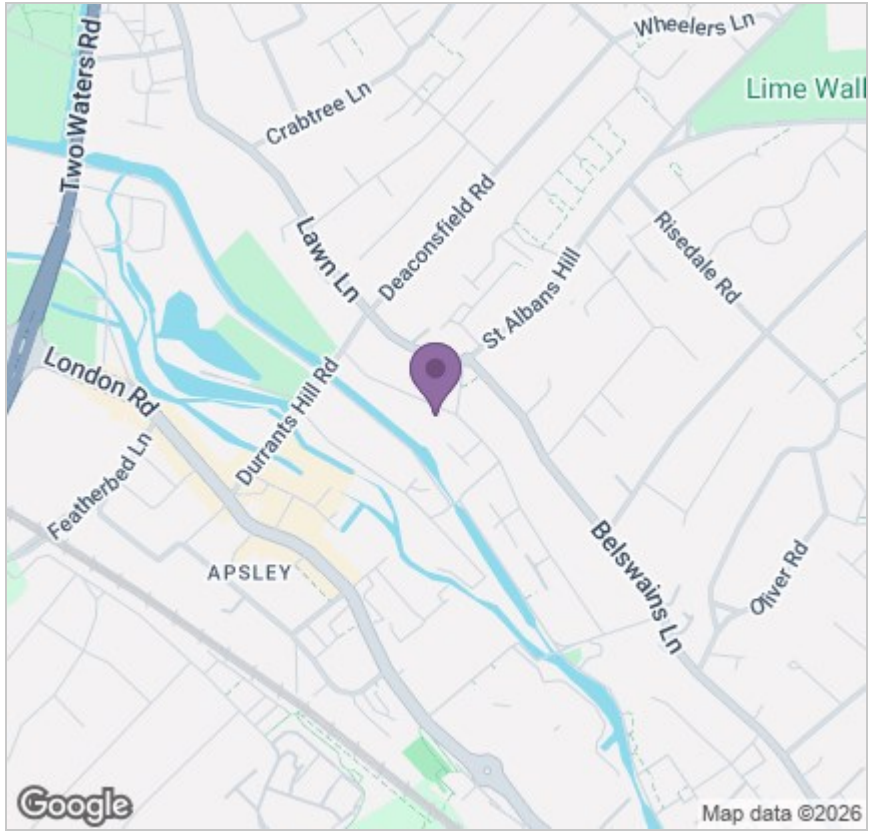
Upstairs, there are three bedrooms, including a particularly generous principal bedroom extending to approximately 19'6 max, plus two further rooms suited to children, guests or home working. A well-presented family bathroom completes the first floor. The loft space itself is large and great for storage and others on the road have converted this into a further bedroom.

Outside is where this home really stands out. The south- westerly rear garden has been thoughtfully arranged with paved seating areas, mature planting, decked entertaining space and a beautiful outlook towards the Grand Union Canal. The beauty of this needs to be seen to be truly appreciated. The bespoke garden office provides an excellent work-from-home space, has electricity and wifi while the detached utility room adds further practicality and storage.

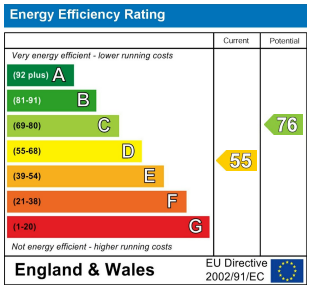
Area Guide: Ebberns Road is a popular and well-connected Apsley/Hemel Hempstead location, known for its character homes, canal walks and excellent everyday convenience. Apsley Marina, local cafés, shops, supermarkets and restaurants are nearby. Apsley station provides rail services towards London Euston, making the area highly appealing for commuters. Road users benefit from easy access to the A41, M1 and M25, with St Albans, Watford, London all easy to reach.

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