

Mulburries



Berkeley Square , Hemel Hempstead, HP2 7QS

£425,000



## Berkeley Square, Hemel Hempstead, HP2 7QS

- MODERN DECOR THROUGHOUT
- 3/4 BEDROOM HOUSE
- GROUND FLOOR W.C
- EPC RATING - C
- PRIVATE DRIVEWAY FOR TWO CARS
- COUNCIL TAX BAND - D
- SOUTH EAST FACIING GARDEN
- REAR ACCESS
- QUIET CUL -DE - SAC



Nestled in the desirable quiet cul de sac, Mulburries welcome this charming terraced house which presents an excellent opportunity for first-time buyers or families seeking a comfortable and modern home. Spanning an impressive 943 square feet, the property boasts a spacious layout that is both inviting and functional.



Upon entering, you are greeted by a large entrance hall that leads to a convenient W.C., enhancing the practicality of the ground floor. The flexible living space includes two well-proportioned reception





rooms, allowing for versatile use. The additional reception room can easily serve as a fourth bedroom or guest room, catering to your family's needs.

The property features three generously sized bedrooms, providing ample space for relaxation and rest. The bathroom is well-appointed, ensuring comfort for all residents.

Outside, the south-east facing garden offers a delightful blend of patio and lawn areas, perfect for enjoying sunny days or hosting gatherings with friends and family. The garden is a wonderful space for children to play or for adults to unwind after a long day.

Parking is a breeze with space for two vehicles, a valuable asset in this sought-after location. The home is situated in close proximity to primary schools and local amenities, making it an ideal choice for families.

## Floor Plan



## Viewing

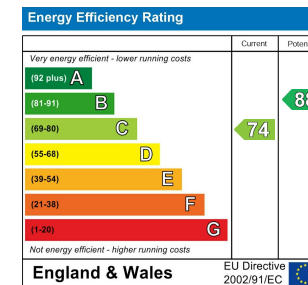
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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