





**Offers in Excess of
£425,000**

Situated in the popular Swallow Fields development, this well-presented three-bedroom family home offers spacious and practical accommodation throughout. The property features a bright living room, modern separate kitchen, separate dining room, downstairs WC, and three generous bedrooms, with the principal bedroom benefiting from an en-suite. Outside, there is a private rear garden, garage, and driveway parking. Ideally located close to local schools, amenities and transport links, this is a fantastic home for families and commuters alike.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Built in storage cupboard with water tank, doors to downstairs w.c, dining room, stairs to first floor, kitchen and lounge, radiator.

LOUNGE

Two double glazed window to front aspect. Two double glazed door to front aspect, two radiators.

DINING ROOM

Bay fronted double glazed window to front aspect. Radiator.

DOWNSTAIRS W.C

Frosted double glazed window to front aspect. W.C, hand wash basin, radiator.

KITCHEN

Double glazed window to rear aspect. Under the stairs built in storage cupboards, door to garden, radiator, space of fridge freezer, range of floor mounted and wall cupboards, gas hob with extractor fan over, one and half bowl stainless sink with drainer, boiler, integrated washing machine and dishwasher.

LANDING

Double glazed window to rear. Access to loft, doors to bedrooms, bathroom, radiator.

BEDROOM ONE

Two double glazed windows to front aspect. Radiator, door to en-suite, built in wardrobe.

EN-SUITE

Double glazed window to front aspect. Walk in shower cubicle, w.c, handwash basin, radiator, extractor fan.

BEDROOM TWO

Two double glazed windows to front aspect. Built in wardrobes, built in storage cupboards over the stairs.

BEDROOM THREE

Double glazed window to rear. Radiator.

BATHROOM

Frosted double glazed window to front aspect. Panelled bath with shower attachment over, part tiled walls, tiled floor, hand wash basin, w.c, radiator, extractor fan.

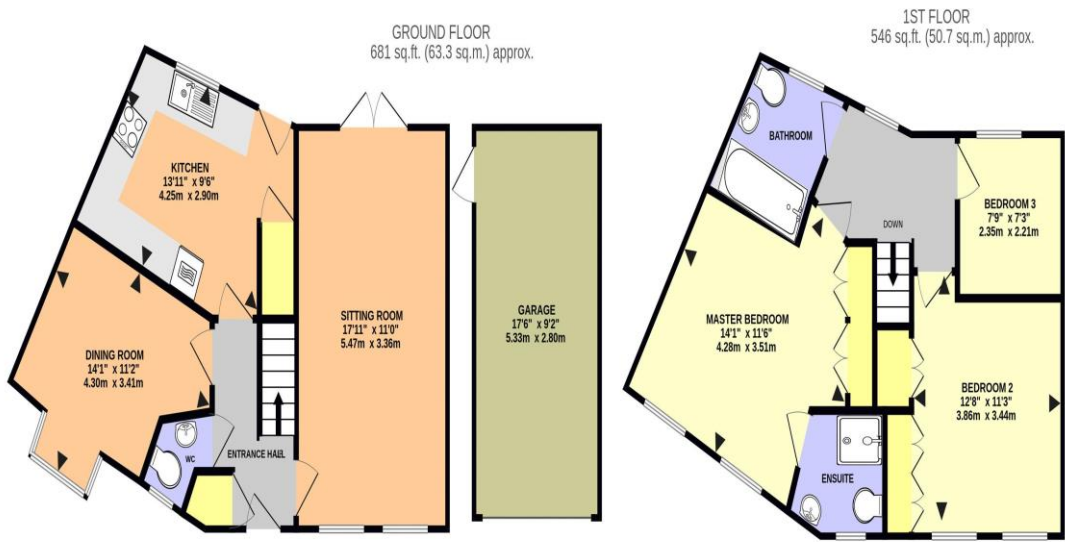
OUTSIDE

GARAGE/PARKING

Blocked paved driveway to front, electric garage door with power and lighting, charging point.

REAR GARDEN

Patio searing area, doors to garage, a gate to lawn area, outdoor tap, gate to front access.



BURGUNDY DRIVE, HEMEL HEMPSTEAD HP2 7DB (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1227 sq.ft. (114.0 sq.m.) approx.

No accuracy to this image, text or measurements is guaranteed
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Score	Energy rating	Current	Potential
92+	A	84 B	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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