



## 39 St. Albans Hill, Hemel Hempstead, HP3 9NG

Guide price £450,000

- Three Double Bedrooms
- Double Reception
- Cleverly Designed Gardens
- Beautifully Decorated
- Eat-In Kitchen
- Great Location
- Completed Chain
- Charming & Characterful

# 39 St. Albans Hill, Hemel Hempstead HP3 9NG

Guide Price £450,000 - £475,000. Enjoying an elevated position and set well back from the road behind its beautifully tended front garden, this charming and characterful three-double-bedroom semi-detached residence offers exceptional space throughout and is, in our opinion, one of the finest homes of this value that we have brought to market in recent months.

From the moment you step inside, the sense of scale and warmth is immediate. The ground floor has been thoughtfully arranged to offer both open, free-flowing living and practical everyday functionality. To the rear, the beautiful open-plan kitchen and breakfast room enjoys an abundance of storage and workspace, perfectly designed for families and enthusiastic hosts alike. A separate rear lobby leads to a private courtyard area and a downstairs WC, enhancing the day-to-day convenience of the home.

To the front, the impressive double reception room spans the full depth of the property. Currently configured to include an open-plan lounge and sitting area, a dedicated dining space, and even room for a library and piano area, it is a wonderfully versatile room that can be tailored to suit any family's lifestyle.

The first floor continues to impress, offering three genuinely huge double bedrooms, each comfortably accommodating double beds, freestanding furniture, and still retaining excellent walking space. The family bathroom, recently redecorated, is bright, fresh and well-proportioned. The landing also provides access to a substantial loft, offering vast storage and excellent potential for future extension (STPP).



Council Tax Band: C



### External Space

Externally, the home is perfectly positioned within extremely close walking distance to Semple Road, where easy parking can be found just moments from the house. The rear garden has been cleverly staggered to create multiple zones: a courtyard barbecue and log-storage area with side access, a neatly maintained lawn with seating and outdoor lighting, and a raised decked terrace that serves as a superb space for alfresco dining, entertaining, or simply enjoying quieter moments in the sun. The layout creates a wonderful, family-friendly ambience that enhances the home's already impressive appeal.

Rich in charm, flooded with natural light, boasting high ceilings and tastefully decorated throughout, this is a home that truly stands out, and is one of our director's firm favourites.

### Area Guide

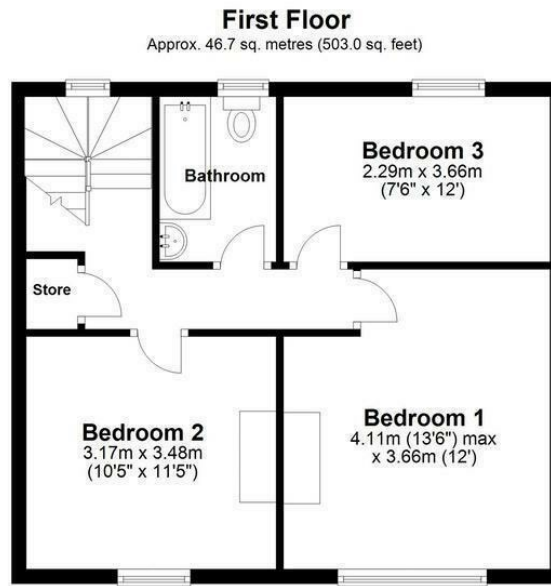
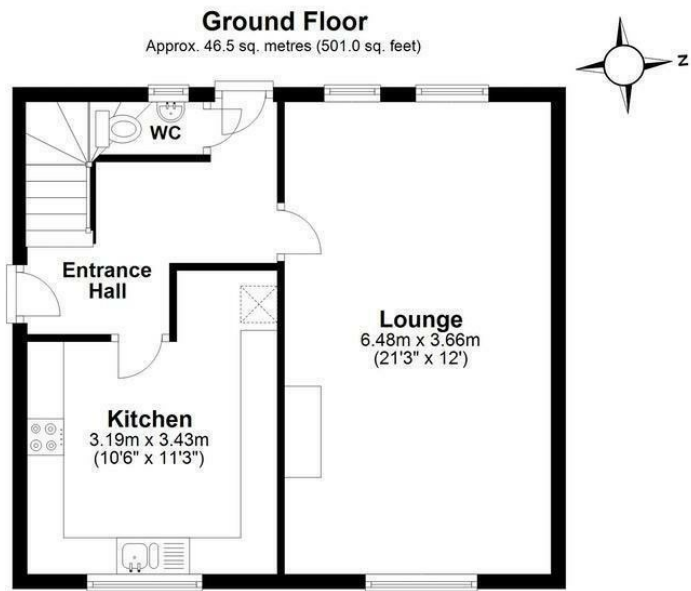
Apsley is a sought-after Hertfordshire enclave known for its blend of riverside charm, modern conveniences, and excellent commuter links. Centred around the Grand Union Canal and Apsley Marina, the area offers a relaxed village feel while remaining moments from Hemel Hempstead's wider amenities.

**Lifestyle & Amenities:** Residents enjoy a selection of independent cafés, canal-side restaurants, and everyday essentials along London Road. The area is home to good local schools, family-friendly parks, and leisure facilities, making it popular with both young professionals and growing families.

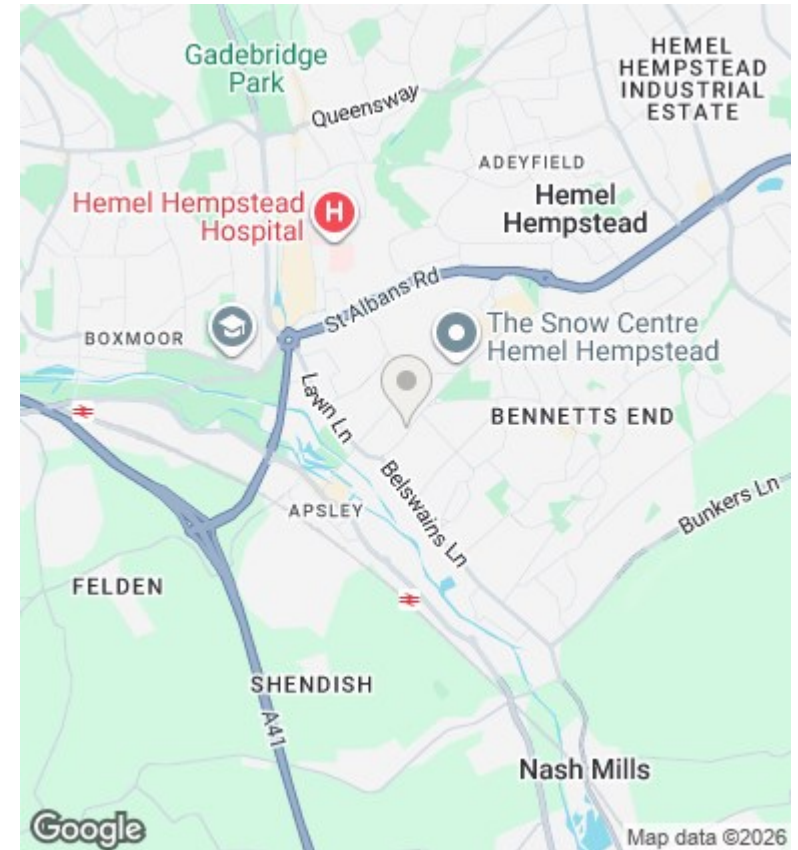
**Transport & Connectivity:** Apsley Station provides direct rail services to London Euston, typically in under 30 minutes, making it ideal for commuters. The M1 and M25 are easily accessible, offering convenient road links throughout the region.

**Property Scene:** Housing options range from stylish modern apartments around the marina to spacious Victorian and Edwardian terraces that characterise the older streets. New-build developments continue to enhance the area's appeal, offering high-spec homes with a strong rental and resale market.

**Who It Suits:** Apsley attracts professionals seeking quick access to London, families looking for good schools and green space, and buyers wanting riverside or canal-side living with a community atmosphere.



Total area: approx. 93.3 sq. metres (1004.0 sq. feet)  
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	