

Mulburries

Shearwater Road , Hemel Hempstead, HP3 0GB

Guide price £550,000



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- **Four-bedroom townhouse**
- **Approx. 1,467 sq ft of accommodation**
- **Arranged over three floors**
- **Modern fitted kitchen**
- **Spacious family/dining room**
- **Powered garage with EV charging point**
- **Principal bedroom with en-suite**
- **Family bathroom plus ground floor WC**
- **Private low-maintenance rear garden**
- **Excellent Apsley/Hemel commuter links**



Mulburries are proud to present to the open market this beautifully presented four-bedroom townhouse on Shearwater Road, offering approximately 1,467 sq ft of stylish accommodation over three floors, with a private rear garden.

The ground floor is designed for family life and entertaining, with a welcoming hallway, cloakroom/WC and well-appointed kitchen measuring approximately 18'5 x 8'11. Finished with sleek cabinetry, integrated appliances and worktop space, the kitchen provides a smart, practical hub. To the rear, the family/dining room measures approximately 15'3 x 13'5 and offers a bright social space with French doors opening directly onto the garden, ideal for everyday living and summer dining.



The first floor provides a spacious lounge measuring approximately 15'3 x 13'3, complete with doors to a private balcony, creating an elevated reception space to relax or entertain. This level also includes a further bedroom and modern family bathroom, making the layout ideal for guests, older children or home working.



The second floor offers three further bedrooms, including an impressive principal bedroom measuring approximately 15'3 x 13'5 with its own en-suite shower room. The additional bedrooms provide flexibility for children, guests, dressing space or office use.

Outside, the rear garden is private and low-maintenance, with patio seating and secure fencing. The home is presented in excellent order throughout, with bright interiors and practical family accommodation.



Area Guide: Shearwater Road is set within a popular modern Hemel Hempstead location, well placed for shops, schools, parks and amenities. Apsley and Hemel Hempstead offer supermarkets, cafés, restaurants, leisure facilities and canal-side walks, while The Marlowes and Riverside Shopping Centre provide town centre shopping. Apsley and Hemel Hempstead stations offer rail links towards London Euston, with the A41, M1 and M25 giving access to St Albans, Watford, London and the wider Home Counties.



Floor Plan



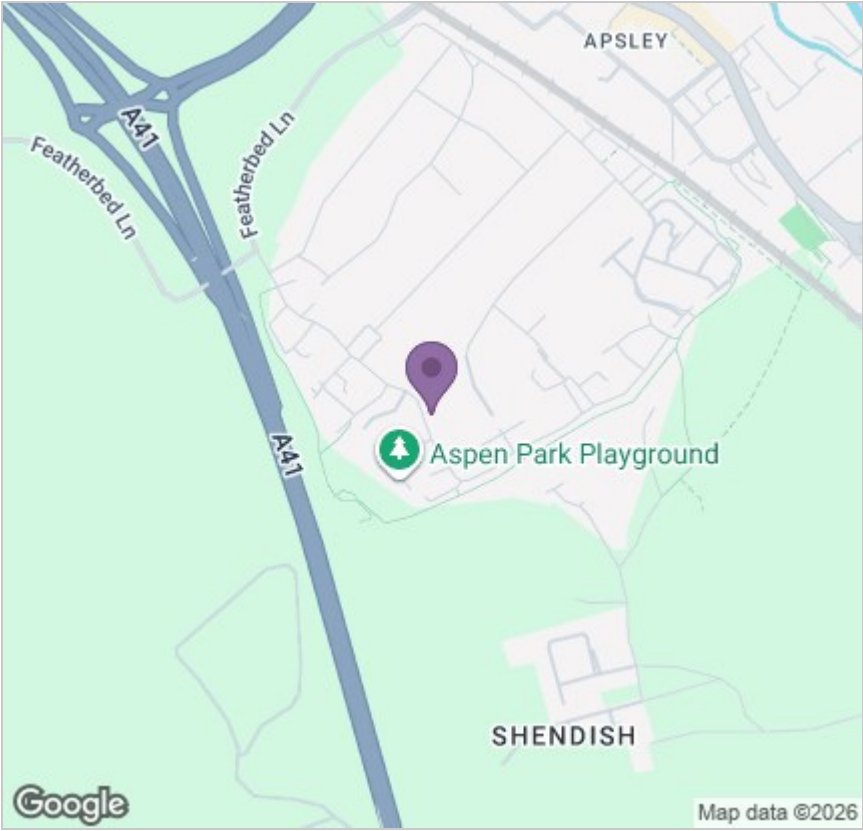
Viewing

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

