



Mulburries

Wrenfield , Hemel Hempstead, HP1 1RP

Guide price £745,000



## Wrensfield, Hemel Hempstead, HP1 1RP

- Attractive three-bedroom detached family home in a desirable HP1 location
- Generous accommodation of approximately 1,476 sq. ft. including garage
- Spacious reception room measuring over 19 ft. with direct garden access
- Separate dining room, ideal for formal entertaining or family use
- Large kitchen/breakfast room with excellent storage and everyday dining space
- Useful utility room plus integral garage for added practicality
- Three well-proportioned first-floor bedrooms with fitted storage/eaves space
- Family bathroom positioned off the first-floor landing
- Beautiful mature rear garden with lawn, patio and established planting
- Driveway frontage, garage and excellent access to Hemel Hempstead amenities, Old Town, parks, A41, M1 and station



**\*\*CHAIN FREE\*\*** Mulburries boast this impressive and generously proportioned three-bedroom family home, offering approximately 1,476 sq. ft. of versatile accommodation, including garage, and set within a desirable Hemel Hempstead location with a mature rear garden.



The property offers a bright and welcoming layout, ideal for families, downsizers or buyers seeking flexible living space. A spacious entrance hall leads to a superb reception room measuring over 19 ft., enjoying excellent natural light and direct access to the garden. A separate dining room provides a more formal entertaining space, while the kitchen/breakfast room offers





excellent proportions, fitted cabinetry and room for everyday dining. A useful utility room and integral garage add further practicality.

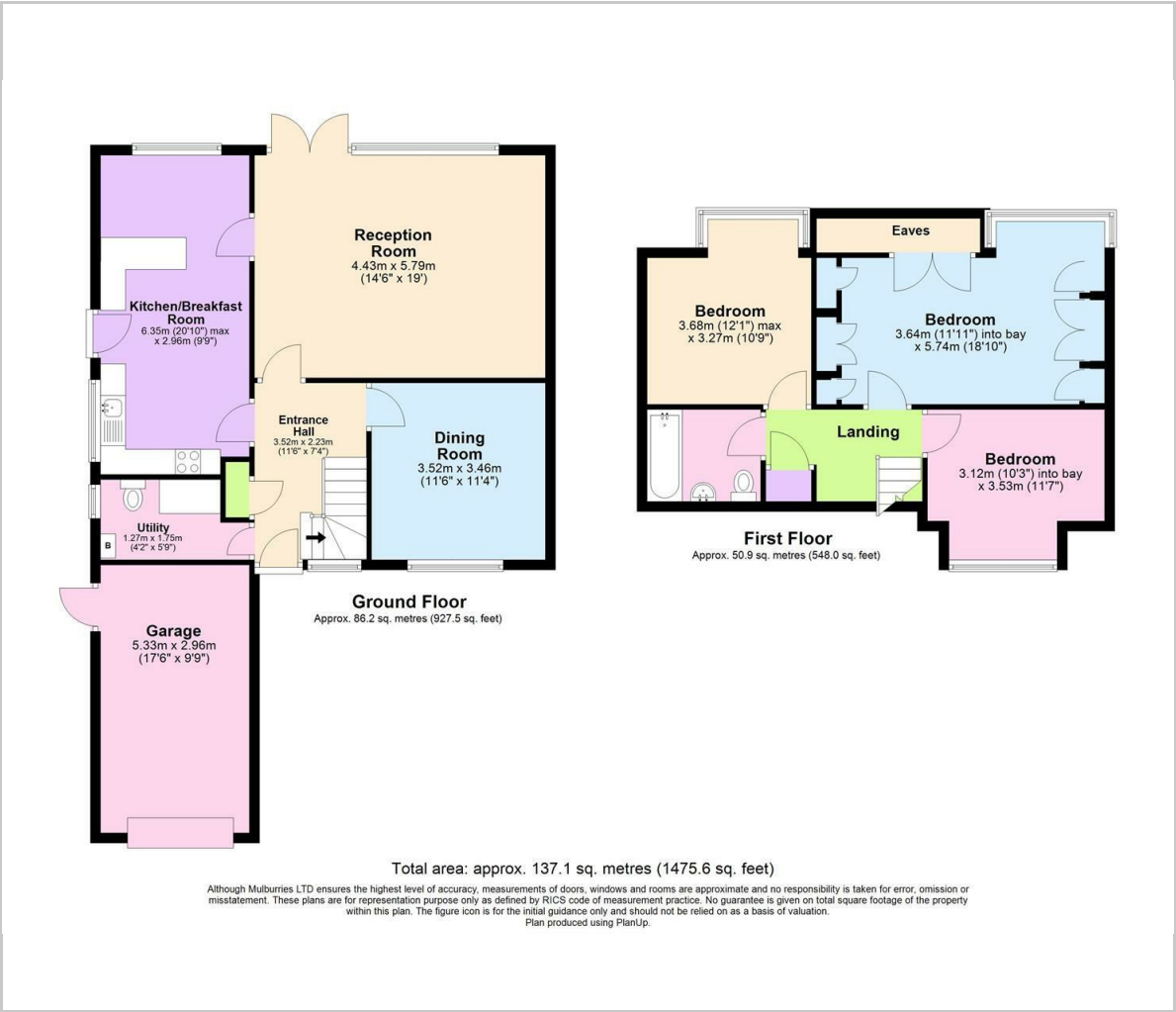
Upstairs, the home provides three well-sized bedrooms, including a particularly spacious principal bedroom with fitted storage and attractive garden outlooks. There is also a family bathroom and useful eaves storage, enhancing the home's everyday convenience.

Externally, the property enjoys a generous frontage with driveway and garage, while the rear garden is a standout feature: beautifully established, private and mainly laid to lawn with patio areas, mature planting and space for outdoor dining, entertaining and family enjoyment.



Wrensfield is a well-regarded residential setting within Hemel Hempstead, offering convenient access to local shops, schools, parks and everyday amenities. The nearby Old Town provides characterful independent shops, cafés and restaurants, while Gadebridge Park and surrounding green spaces offer excellent opportunities for walking and recreation. Hemel Hempstead town centre provides a wider choice of retail and leisure facilities, with strong road links via the A41 and M1. Hemel Hempstead station also offers regular rail connections into London, making this a highly practical location for commuters.

Floor Plan

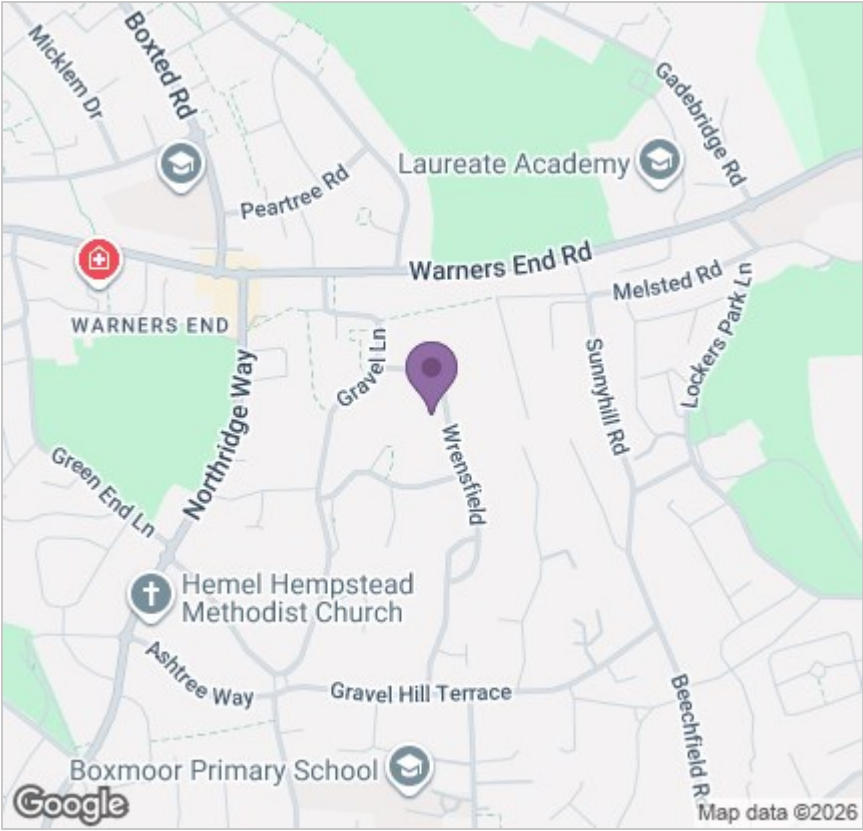


Viewing

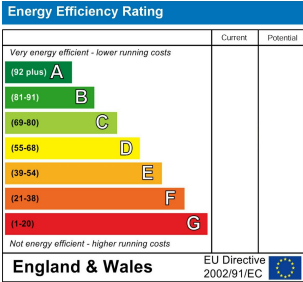
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

31 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HH  
Tel: 01442 732362 Email: [contact@mulburries.co.uk](mailto:contact@mulburries.co.uk) [ryan.green@mulburries.co.uk](mailto:ryan.green@mulburries.co.uk)

Area Map



Energy Efficiency Graph



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.