

Mulburries



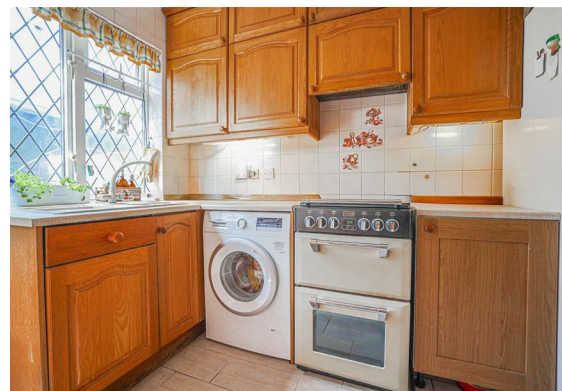
Bourne End Lane , Hemel Hempstead, HP1 2RL

Guide price £750,000



Bourne End Lane, Hemel Hempstead, HP1 2RL

- Exciting development opportunity with scope to extend or enhance, subject to planning permission (STPP)
- Attractive three-bedroom family home on a generous plot
- Approx. 1,185 sq ft of versatile accommodation
- Elegant bay-fronted living room full of natural light
- Separate dining room, ideal for entertaining
- Well-appointed kitchen with easy access to the garden
- Spacious principal bedroom with extensive fitted wardrobes
- Beautifully established rear garden with patio and lawn
- Detached garden room, perfect as an office, studio or gym
- Private block-paved driveway providing excellent off-street parking



Mulburries are proud to present this elegant and characterful three-bedroom family residence, offering beautifully balanced accommodation of approximately 1,185 sq ft, a substantial rear garden and a superb detached garden room.

Occupying an attractive position on Bourne End Lane, this handsome home makes an immediate impression with its smart frontage and generous block-paved driveway. Internally, the property has been carefully maintained and offers a wonderful blend of warmth, space and



versatility, ideal for modern family living.

The ground floor is arranged around a welcoming bay-fronted living room, filled with natural light and perfect for more relaxed evenings, while the separate dining room provides a refined setting for entertaining and family gatherings. The kitchen is well-proportioned and practical, with direct access to the outside and excellent scope for day-to-day living.

To the first floor, there are three well-sized bedrooms, including a particularly impressive principal bedroom with extensive fitted wardrobes, together with a family bathroom and spacious landing. Each room is well presented, creating a home that feels both comfortable and considered throughout.

The rear garden is a standout feature of the property; mature, established and thoughtfully arranged, it offers an excellent balance of patio and lawn, making it equally suited to summer entertaining, children's play or quiet enjoyment. Beyond, the detached garden room adds an exceptional degree of flexibility and would serve beautifully as a home office, studio, gym or creative retreat.

This is a home of genuine charm and substance, combining generous proportions, strong kerb appeal and adaptable living space in one highly appealing package.

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.

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.

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

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	