

Mulburries

Johnson Court , Hemel Hempstead, HP3 9JT

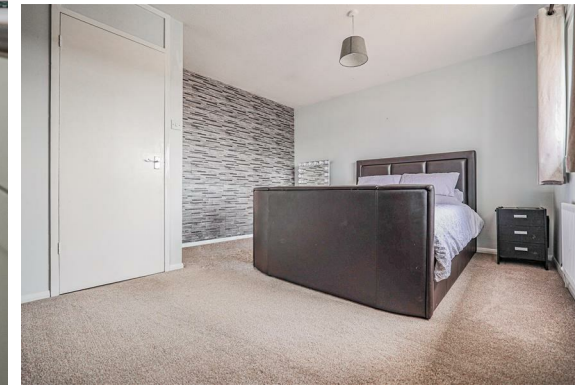
Offers in excess of £400,000





## Johnson Court, Hemel Hempstead, HP3 9JT

- **Two-bedroom family home**
- **Approx. 816 sq ft of accommodation**
- **Fitted front-facing kitchen**
- **Queit Cul de Sac**
- **Spacious reception/dining room**
- **South facing rear garden**
- **Generous bedrooms**
- **Great Links to Apsley, into Euston in 30 mins**



Mulburries are proud to present to the open market this well-presented two-bedroom family home in Johnson Court, Hemel Hempstead, offering approximately 816 sq ft of accommodation, a private rear garden and a practical layout ideal for first-time buyers, downsizers or investors.

The property opens into a welcoming entrance hall, with stairs rising to the first floor and access into the main living areas. To the front is a fitted kitchen measuring approximately 9'8 x 8'3, with a range of units, worktop space and room for appliances. To the rear, the spacious reception/dining room measures approximately 17'9



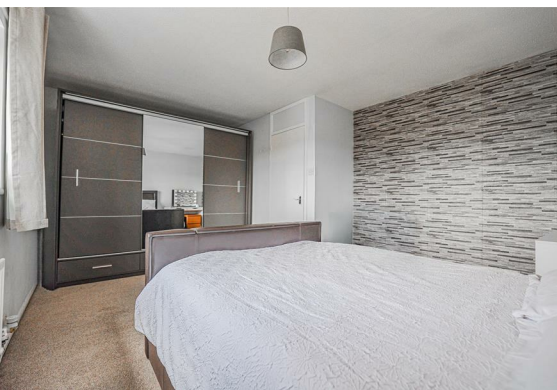


max x 15'6 and provides a bright, flexible living area with space to relax, dine and entertain. A door opens directly to the garden, creating an easy flow for summer dining and family life.

Upstairs, the first floor offers two generous bedrooms, including an impressive principal bedroom measuring approximately 15'6 x 12'1 max, alongside a further well-proportioned double bedroom. The first floor also benefits from a family bathroom and useful airing cupboard/storage space.

Outside, the property enjoys a private rear garden with decked and lawn areas, secure fencing and space for outdoor seating. The home is neatly presented throughout and offers excellent potential in a convenient Hemel Hempstead setting.

Area Guide: Johnson Court is well placed for everyday amenities, schools, local shops and bus routes, with Apsley and Hemel Hempstead town centre both within easy reach. The Marlowes, Riverside Shopping Centre, Jarman Park and Apsley Marina offer shopping, cafés, restaurants and leisure facilities, while nearby parks and canal walks provide green space for weekends outdoors. Commuters are well served by Apsley and Hemel Hempstead stations, with rail links towards London Euston, and the A41, M1 and M25 offer strong road connections.





Floor Plan

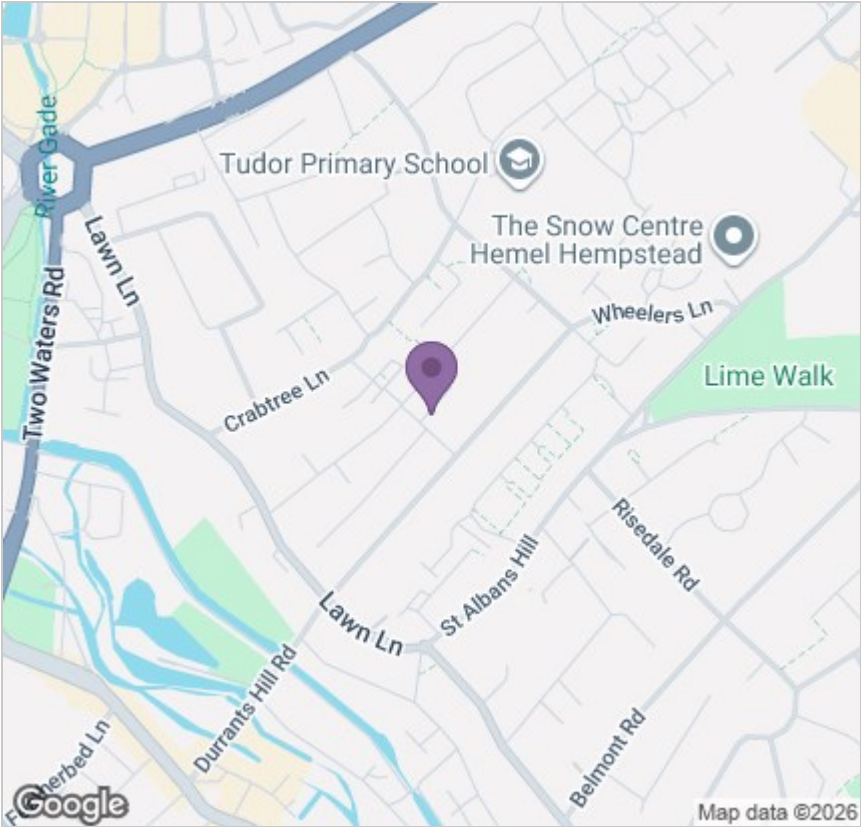


Viewing

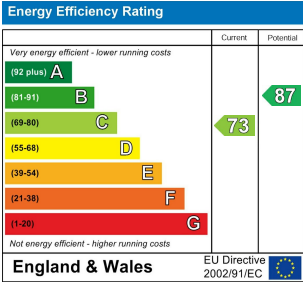
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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