

Mulburries



Larchwood Road , Hemel Hempstead, HP2 5NA

£355,000



# Larchwood Road, Hemel Hempstead, HP2 5NA

- Well-presented two bedroom mid-terrace home
- Spacious reception room with space for living and dining
- Fitted kitchen overlooking the rear garden
- Useful separate utility area providing additional storage
- Two well-proportioned bedrooms
- Family bathroom
- South facing rear garden with patio seating area and lawn
- Double glazing throughout
- Ideal for first-time buyers, downsizers or investors
- White Goods Included

Mulburries offer to the market this two bedroom mid-terrace property offers comfortable and practical accommodation arranged over two floors and would make an ideal purchase for first-time buyers, downsizers or buy-to-let investors.

The ground floor comprises a welcoming entrance hall with stairs to the first floor, leading through to a spacious reception room with plenty of room for both living and dining furniture. To the rear, the fitted kitchen offers ample cupboard and worktop space and enjoys views over the garden, with a useful adjoining utility area providing additional storage and appliance space.





Upstairs, the property offers two well-proportioned bedrooms, including a generous main bedroom and a second bedroom ideal for a guest room, home office or nursery. The accommodation is completed by a family bathroom fitted with a white suite.

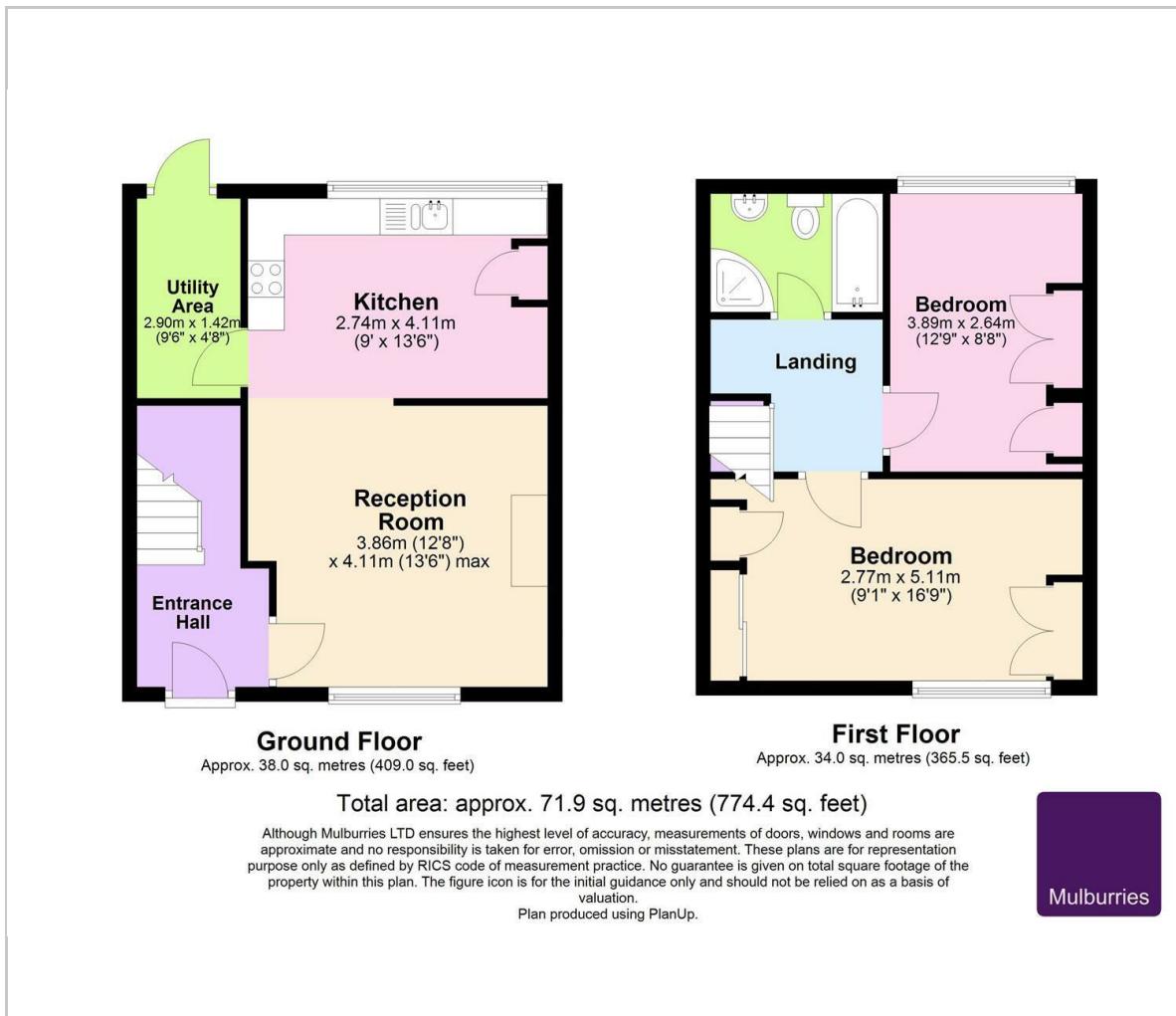
Externally, the property benefits from a pleasant and enclosed rear garden, mainly laid to lawn with a patio seating area – perfect for outdoor dining and entertaining. To the front, there is a paved area providing a tidy approach to the property.

Further benefits include double glazing throughout and a convenient residential location close to local amenities, schools and transport links.

Early viewing is highly recommended to appreciate the space and potential this home has to offer.



## 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.

## 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	

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