



## 31 Peartree Road, Hemel Hempstead, HP1 3QW

£600,000

- Four Bedrooms
- Excellent Amenities Nearby
- Sun Drenched Gardens
- Two Bathrooms
- Local Schooling
- Large Kitchen/Breakfast Room
- Tonnes Of Parking
- Open Plan Living

# 31 Peartree Road, Hemel Hempstead HP1 3QW

GUIDE PRICE £600,000–£625,000. Positioned within the highly desirable Warners End community of Hemel Hempstead, this impressively extended four-bedroom semi-detached home delivers over 1,500 sq ft of beautifully appointed living space—perfect for families seeking both style and practicality in an exceptional location.

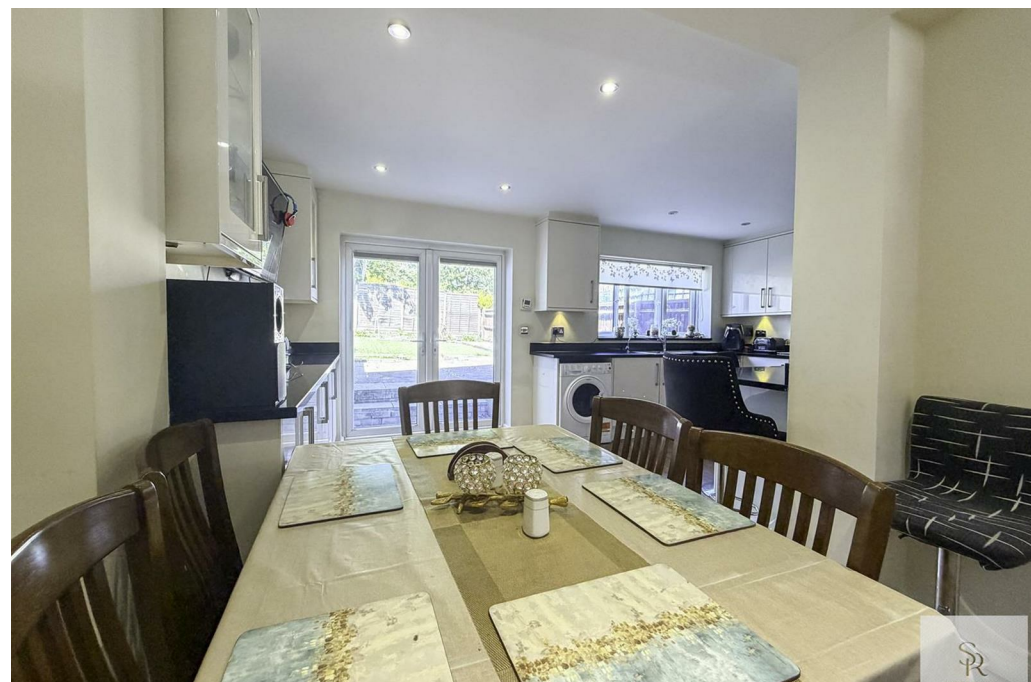
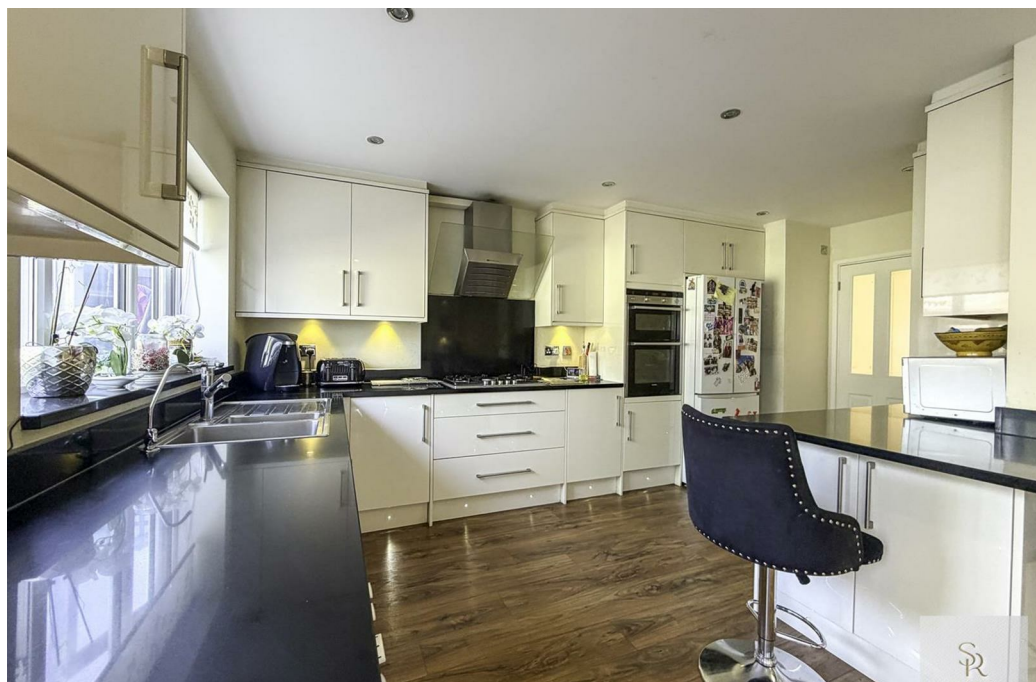
Thoughtfully enhanced with a double-storey rear extension, the property offers an outstanding sense of space from the moment you step inside. The bright and versatile layout features three generous double bedrooms alongside a comfortable fourth bedroom, ideal for use as a nursery, guest room, or dedicated home office. A sleek contemporary family bathroom, a chic en suite shower room, and a convenient ground-floor W.C. ensure comfort and ease for busy households.

At the heart of the home, the impressive kitchen/diner provides extensive storage and a superb area for family gatherings and entertaining. This flows effortlessly through to the welcoming living areas, creating an inviting setting for relaxing and hosting guests.

Outside, the property continues to delight with a low-maintenance rear garden, thoughtfully designed with a high-quality patio and attractive astro-turf—perfect for year-round enjoyment with minimal upkeep. Direct access to the garage adds valuable convenience, while the private driveway offers parking for



Council Tax Band: D



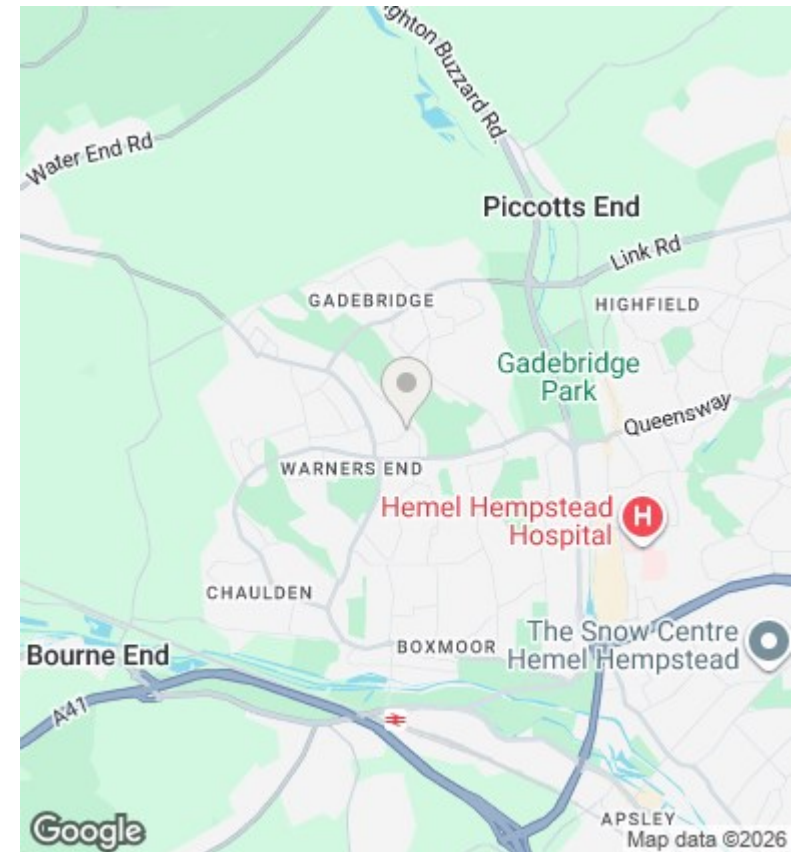
## Area Guide

Combining generous proportions, modern finishes, and an unbeatable location, this exceptional home offers a rare opportunity to secure premium family living in one of Hemel Hempstead's most welcoming neighbourhoods. Early viewing is highly recommended to appreciate the quality and space on offer.

Warners End is a highly sought-after residential neighbourhood in Hemel Hempstead, known for its peaceful streets, generous green spaces, and strong family-friendly atmosphere. With the wide open fields of Springfields on the doorstep, residents enjoy effortless access to outdoor leisure, children's parks, and scenic walking routes. The area benefits from a handy parade of local shops, well-regarded nearby schools, and excellent transport links to the town centre and beyond, including easy access to Hemel Hempstead Railway Station for direct London connections. Offering convenience, community, and natural surroundings in perfect balance, Warners End remains one of Hemel Hempstead's most desirable places to call home.



Total area: approx. 141.5 sq. metres (1522.9 sq. feet)  
This floorplan is not to scale, it's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanIt.



## Directions

## Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	