

Mulburries



Crofts Path, Hemel Hempstead, HP3 8HB

Guide price £825,000



**Crofts Path, Hemel Hempstead, HP3 8HB**

- Impressive detached family home extending to approx. 1,777 sq. ft.
- Four well-proportioned bedrooms
- Stunning open-plan kitchen/dining room ideal for modern living
- Generous bay-fronted living room perfect for relaxing and entertaining
- Separate study/home office offering excellent work-from-home space
- Ground floor shower room plus a stylish first-floor family bathroom
- Useful separate utility room for added practicality
- Garage and ample driveway parking to the front
- Beautifully landscaped rear garden with patio, pergola and lawn
- Bright, spacious and versatile accommodation ready to move into



Mulburries boast set within a sought-after residential setting, this impressive detached family home offers beautifully balanced accommodation of approximately 1,777 sq. ft., combining generous proportions, elegant presentation and superb outside space.



The property opens into a welcoming entrance hall which immediately sets the tone for the light and spacious interior. At the heart of the home is a superb open-plan kitchen/dining room, thoughtfully designed for modern family life and effortless entertaining, with an adjoining utility room providing





valuable practicality. The main living room is wonderfully bright and inviting, enjoying a bay-fronted aspect and ample space for both relaxing and hosting. A separate study offers ideal flexibility for home working, together with the convenience of a ground floor bathroom.

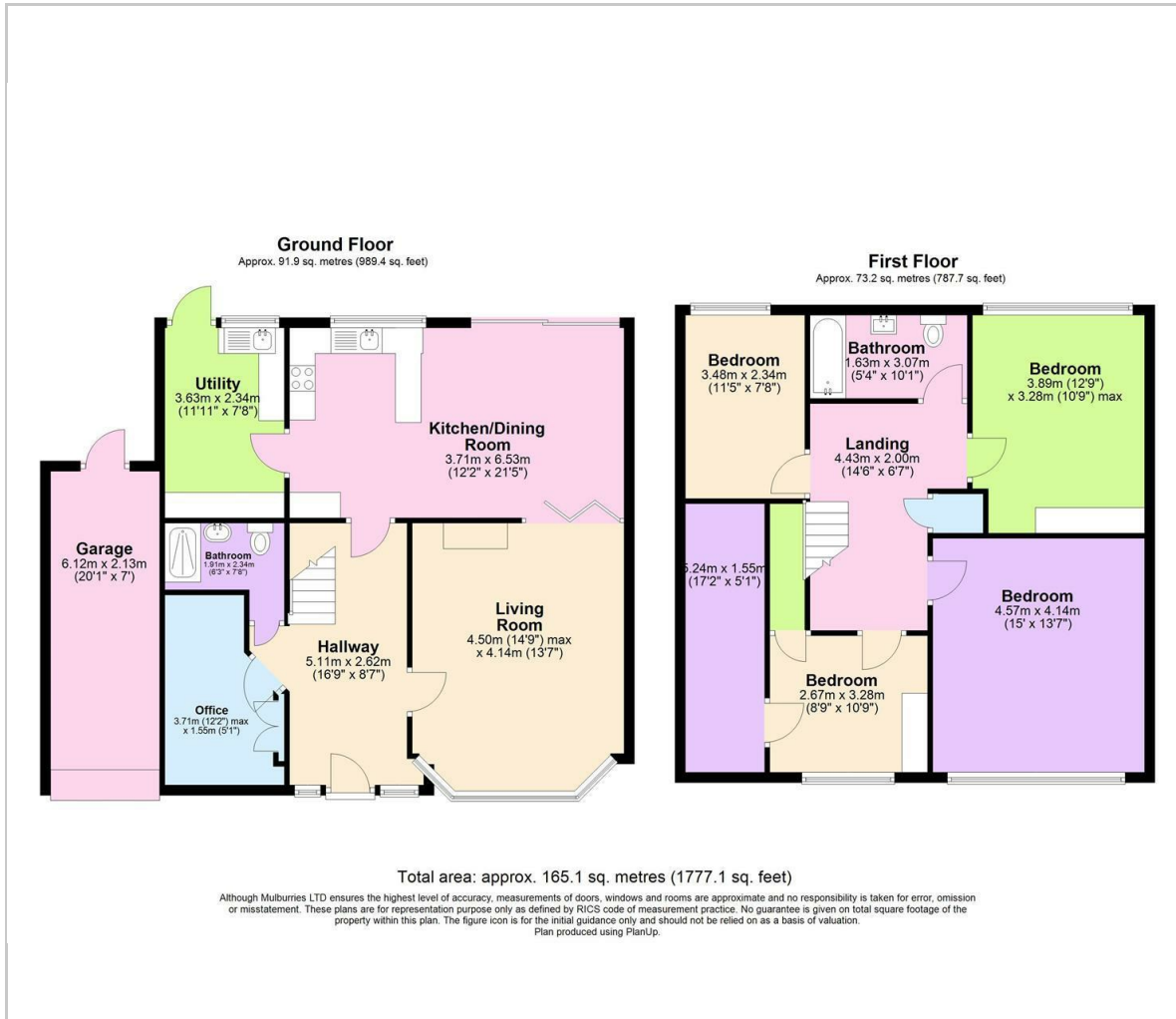
Upstairs, the home continues to impress with four well-proportioned bedrooms arranged around a spacious landing, all presented in a tasteful, neutral palette. The principal bedroom is particularly generous, while the remaining rooms provide versatile accommodation for family, guests or additional workspace. A stylish family bathroom completes the first floor.



Outside, the rear garden is a standout feature, having been attractively landscaped to create a wonderful sense of space and privacy. A broad paved terrace is perfect for al fresco dining, while the pergola, mature planting and expansive lawn combine to create a truly exceptional setting for entertaining and family enjoyment. To the front, a driveway provides ample off-street parking and access to the garage.

Beautifully maintained and ready to move straight into, this is a substantial and highly desirable home offering the perfect blend of comfort, style and versatility.

## Floor Plan



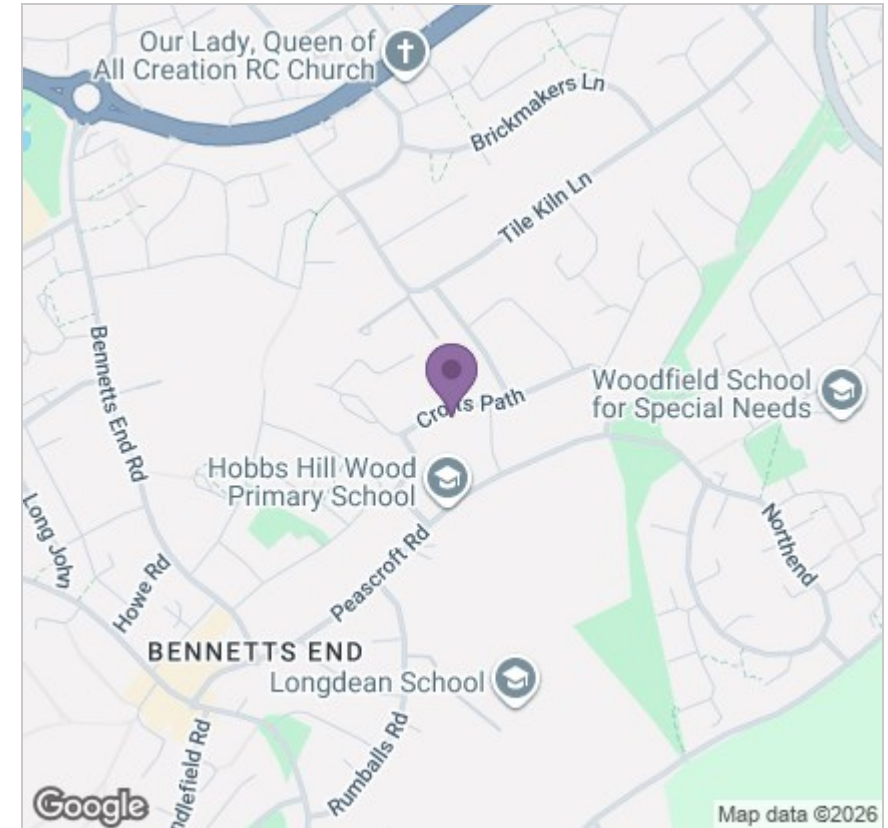
## Viewing

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

