

Mulburries



Hunting Gate , Hemel Hempstead, HP2 6NX

Guide price £460,000

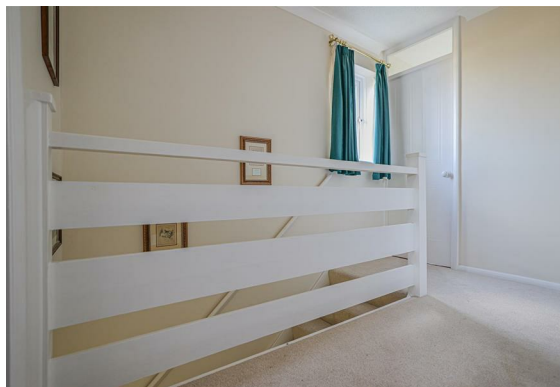


## Hunting Gate, Hemel Hempstead, HP2 6NX

- Chain Free
- Cul-De Sac
- Potential To Extend (STPP)
- Off Street Parking
- Opposite Sought After Schooling
- Guest W.C

Mulburries are delighted to welcome this well located CHAIN FREE, three bedroom semi detached house onto the market in the Hemel Hempstead area.

The property which covers just shy of 1100sq feet including the garage, is situated within a cul-de-sac, is located across the road from an sought after primary school and has potential to extend (STPP).





Comprising of; porch, entrance hallway, guest w.c, reception room that leads onto the dining room. There is access to the kitchen via both the dining room and entrance hallway, which has base and eye level units. The first floor has three bedrooms, two of them double rooms, one of them with built in storage and a three piece family bathroom.

The garden to the rear, wraps around the property due to it being a corner plot and is in the main lawned bordered by shrubbery. There is access to the garage from here and side access to the front of the property which has off street parking for two cars.

## Floor Plan



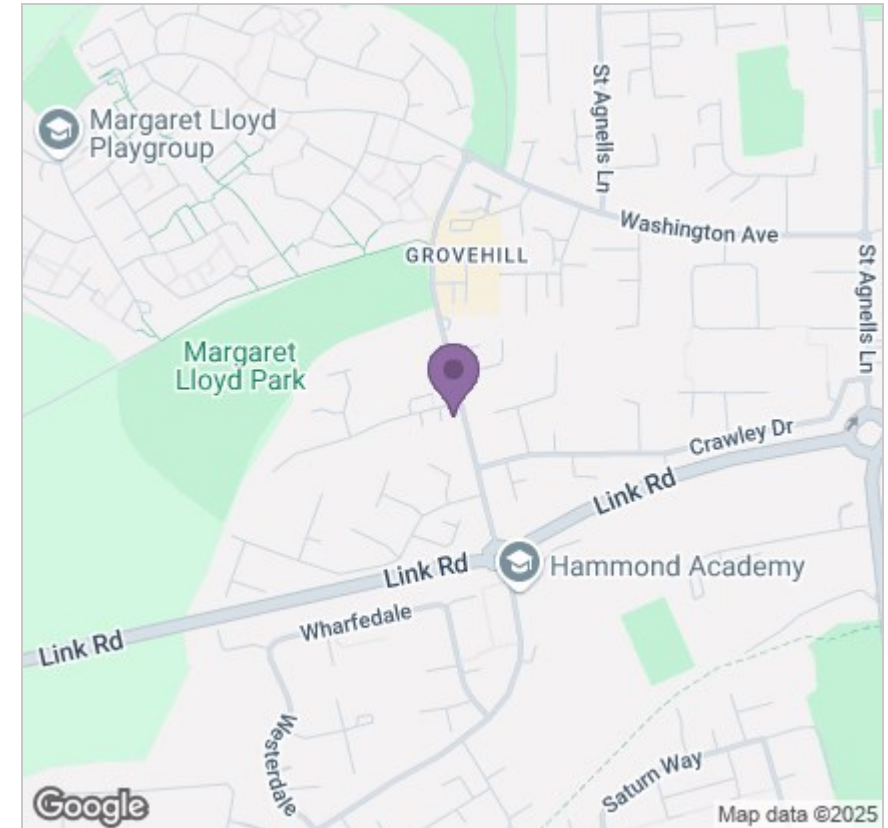
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

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