

Mulburries



Manor Avenue , Hemel Hempstead, HP3 9DW

Guide price £400,000



## Manor Avenue, Hemel Hempstead, HP3 9DW

- Gorgeous Period Property
- Fully Modernised Interior
- No Upper Chain
- Off Street Parking x 2
- Landscaped Rear Garden
- Four Piece Family Bathroom



Nestled in the charming Apsley area of Hemel Hempstead, this gorgeous period terraced house on Manor Avenue presents a delightful opportunity for those seeking a modern yet characterful home. The property has been fully modernised throughout, ensuring a seamless blend of contemporary comforts and traditional charm.



Upon entering, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. The well-appointed kitchen and dining area provide a perfect setting for family meals or gatherings with friends. The house boasts two





spacious bedrooms, ideal for a small family or as a guest room and study. The modern bathroom is designed with both style and functionality in mind.



One of the standout features of this property is the beautifully landscaped south-west facing rear garden, which offers a tranquil outdoor space to unwind and enjoy the sunshine. Whether you are hosting summer barbecues or simply enjoying a quiet evening, this garden is sure to impress.



Additionally, the property benefits from off-street parking for two cars, a rare find in this desirable area. With no upper chain, this home is ready for you to move in and make it your own without delay.



This terraced house is not just a home; it is a lifestyle choice, perfectly situated to enjoy the amenities of Apsley while providing a peaceful retreat. Do not miss the chance to view this exceptional property.

## Floor Plan



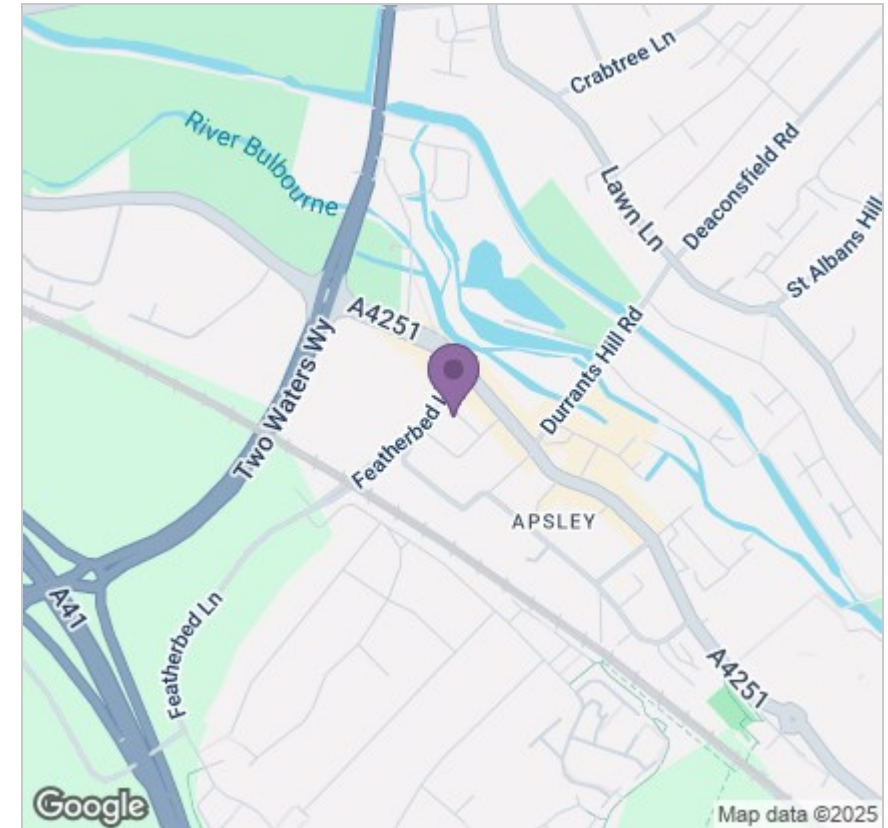
## Viewing

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

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	