

Mulburries

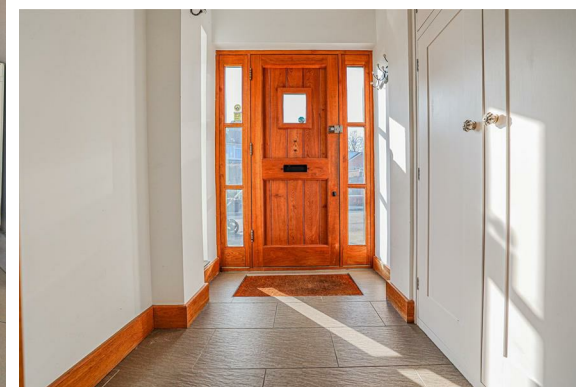
The Horseshoe , Hemel Hempstead, HP3 8QT

Offers in excess of £725,000



The Horseshoe, Hemel Hempstead, HP3 8QT

- Sought-after cul-de-sac position in The Horseshoe
- Approx. 1,557 sq ft
- Four bedrooms, including a flexible ground-floor bedroom/home office
- Striking kitchen/dining area. Perfect for entertaining
- No upper chain
- Spacious lounge/diner with feature stove and garden access
- Private landscaped rear garden with detached garage
- Ground-floor shower room plus first-floor family bathroom
- PP Granted for first floor extension
- Generous driveway & carport



Mulburries present an exceptional four-bedroom family home tucked away in a sought-after cul-de-sac, offering approx. 1928 sq feet of beautifully bright, versatile accommodation with standout entertaining space, generous parking and a superb rear garden.

Mulburries are delighted to present The Horseshoe – a home that blends practical family living with an impressive sense of light and flow. The ground floor is centred around a striking kitchen/breakfast room featuring a statement island, quality cabinetry and excellent storage, with space for modern appliances and everyday dining. This opens seamlessly into a stunning glazed conservatory, creating a wonderful lifestyle hub with garden views –



perfect for hosting, relaxing or letting the seasons in, year-round.

A spacious lounge/diner provides further flexibility, enhanced by a feature stove and doors to outside, while a separate reception room offers the ideal playroom, snug or formal sitting room. Completing the ground floor is a useful bedroom/home office and a stylish shower room, ideal for multigenerational living or working from home.

Upstairs, the first floor offers three further bedrooms and a family bathroom, with excellent proportions throughout. Importantly, the property also benefits from planning permission for a first-floor extension, presenting an exciting opportunity to enhance and tailor the space to your needs.



Outside, the home continues to impress. A wide driveway and carport provide ample off-street parking, while the rear garden is a private haven with sweeping patio areas for al fresco dining, a level lawn and mature borders. A substantial detached outbuilding/garage adds superb practicality and could suit a studio, gym or workshop (subject to any necessary consents).

Well positioned for local amenities, green spaces and convenient commuter connections, this is a rare opportunity to secure a premium family home with scope to grow.

First Floor planning application:
24/02544/FHA



Floor Plan

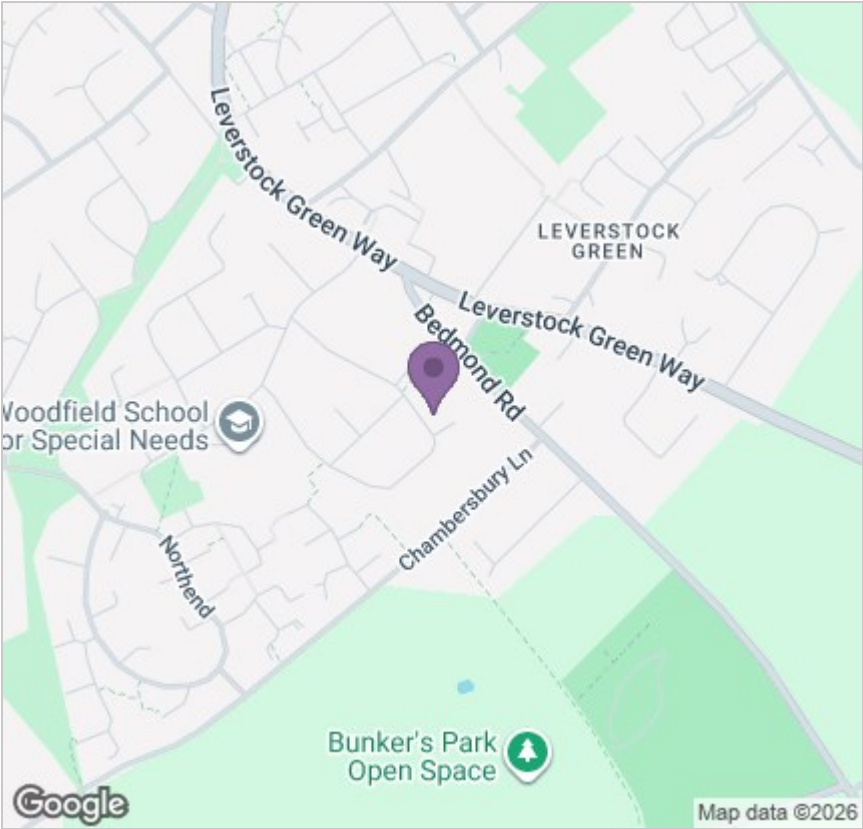


Viewing

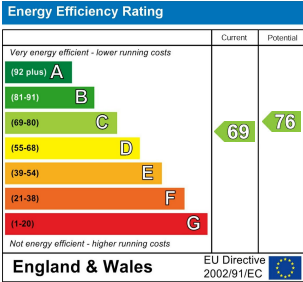
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

31 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HH
Tel: 01442 732362 Email: contact@mulburries.co.uk ryan.green@mulburries.co.uk

Area Map



Energy Efficiency Graph



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.