

Mulburries

Belswains Lane , Hemel Hempstead, HP3 9XD

Offers in excess of £500,000

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Belswains Lane, Hemel Hempstead, HP3 9XD

- Can be offered Chain Free
- Elegant Four-Bedroom Townhouse
- Approx. 1,428.8 sq ft of Versatile Living Space
- Stunning Magnet Kitchen with Quartz Worktops
- Porcelanosa Wood-Effect Porcelain Flooring
- South-Facing Rear Garden
- Principal Bedroom with En Suite
- Garage plus Allocated Rear Parking Space
- Less than 10 Minutes' Walk to the Station
- Moments from the Canal and Apsley Marina













Mulburries presents to the market an exceptional three-bedroom townhouse arranged over three elegant floors, offering beautifully upgraded accommodation in one of Hemel Hempstead's most convenient and well-connected settings. Positioned on sought-after Belswains Lane, the property is just moments from the canal, close to the marina, and less than a 10-minute walk from the mainline station. The property can also be offered chain free.

Extending to approximately 1,428.8 sq ft, this stylish home has been thoughtfully enhanced by the current owners to create a high-quality finish throughout. The standout













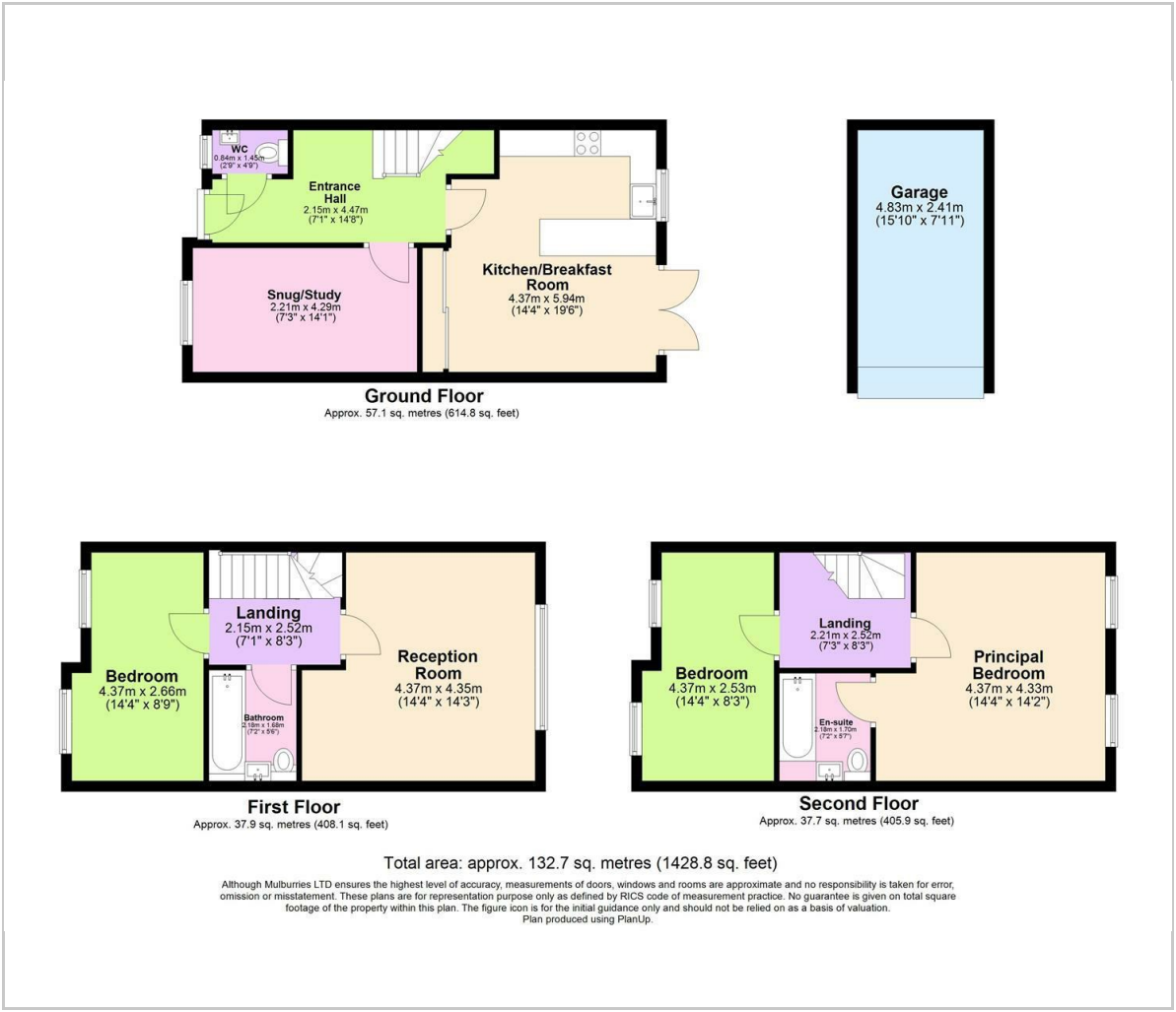
kitchen/breakfast room was refitted in 2018 with a sleek white gloss Magnet kitchen, complemented by solid white quartz worktops, a glass splashback, and integrated fridge/freezer, dishwasher and washing machine. Porcelanosa wood-effect porcelain flooring runs across the ground floor, adding a luxurious yet practical touch.

The accommodation is both spacious and versatile, with a welcoming entrance hall, guest cloakroom and a flexible ground-floor room ideal as a snug, home office or playroom. The first floor offers a generous reception room, a further double bedroom and the family bathroom, while the top floor features an impressive principal bedroom with en suite, together with an additional well-proportioned bedroom.

Outside, the south-facing rear garden is ideal for entertaining and relaxing, while the property also benefits from a garage and one parking space to the rear, with additional on-road parking available nearby.

Further highlights include Everest uPVC windows and external doors, substantial roof improvements completed in 2018, a full rewire with updated fuse board, added spotlights, and an annually serviced combi boiler. With excellent local schooling, canal-side walks, and popular marina restaurants including Darcy's, Rana, The Paper Mill and The Union Café close by, this is a superb home combining space, style and lifestyle in equal measure

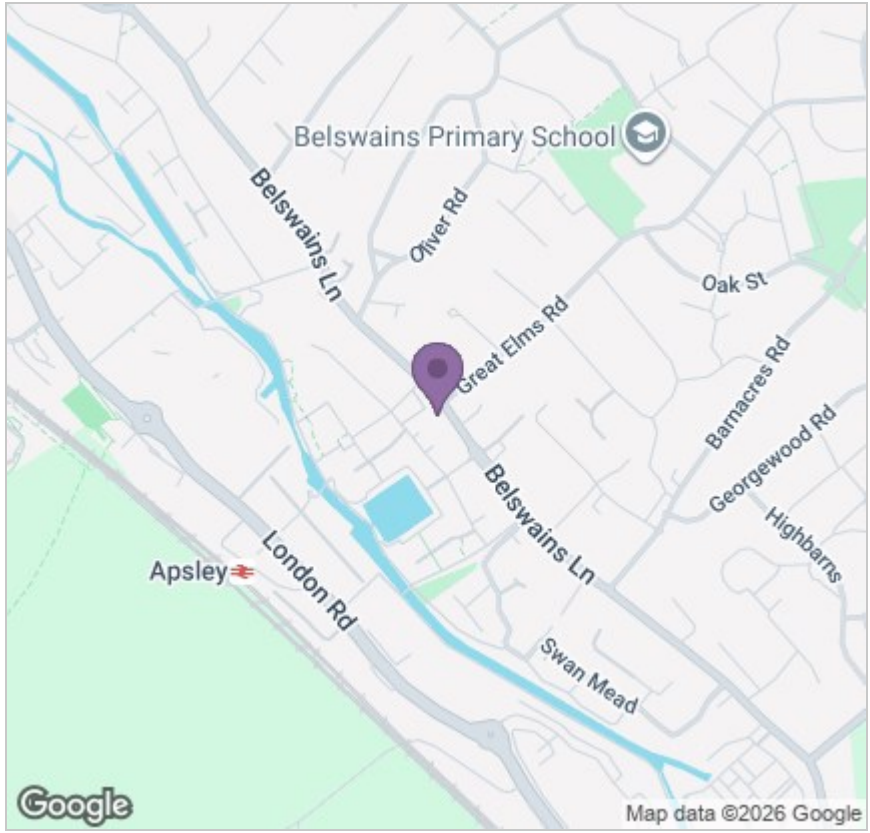
Floor Plan



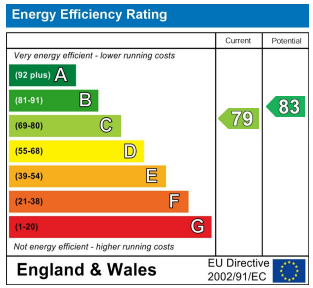
Total area: approx. 132.7 sq. metres (1428.8 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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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