

Mulburries



East Flint , Hemel Hempstead, HP1 2LS

Guide price £535,000



## East Flint, Hemel Hempstead, HP1 2LS

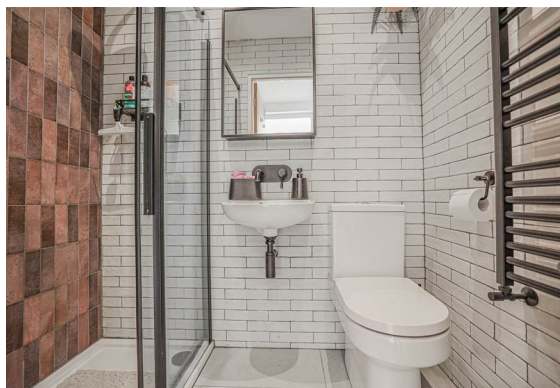
- Stylish three-bedroom family home in a sought-after Hemel Hempstead setting
- Approx. 1,232 sq ft of beautifully balanced accommodation
- Bright bay-fronted living room with feature fireplace
- Stunning kitchen/dining room designed for modern family life
- Spacious and welcoming entrance hall
- Three well-proportioned first-floor bedrooms
- Contemporary family bathroom with clean modern finish
- Versatile garden room with adjoining shower facilities
- Garage plus excellent storage and flexible ancillary space
- Generous rear garden with patio terrace and lawn, ideal for entertaining



Mulburries are delighted to present this beautifully appointed three-bedroom family home in the sought-after East Flint area of Hemel Hempstead, offering stylish accommodation of approximately 1,232 sq ft, a generous rear garden, garage and a superb detached garden room with shower facilities.



Enjoying an attractive position with a smart frontage and manicured front garden, this impressive home immediately sets the tone for the quality found throughout. Internally, the property has been thoughtfully maintained and enhanced to create a bright, welcoming home perfectly suited to modern family living.



The ground floor features a spacious entrance hall, a generous bay-fronted living room with feature fireplace and bespoke media storage,





and a superb kitchen/dining room extending across the rear of the house. This sociable space is flooded with natural light and provides an ideal setting for both everyday family life and entertaining, with direct access out to the garden.

To the first floor are two well-proportioned double bedrooms, including an excellent principal bedroom with fitted storage, together with a contemporary family bathroom. Each room is well presented, offering a tasteful balance of comfort and practicality. A third room on the floor could be used either as a study

Externally, the property continues to impress. The rear garden is beautifully arranged with a substantial patio terrace, lawn and well-defined entertaining areas, creating a fantastic space for relaxing and hosting during the warmer months. A particularly valuable addition is the detached garage with adjoining annexe and shower room, offering exceptional versatility as a further bedroom/studio perfect for a teenage child, and elderly parent, or for renting out for some additional income.

This is a home that combines style, flexibility and family-friendly living in one highly desirable setting, with green open space nearby and excellent access to local amenities, schooling and transport.

## Floor Plan



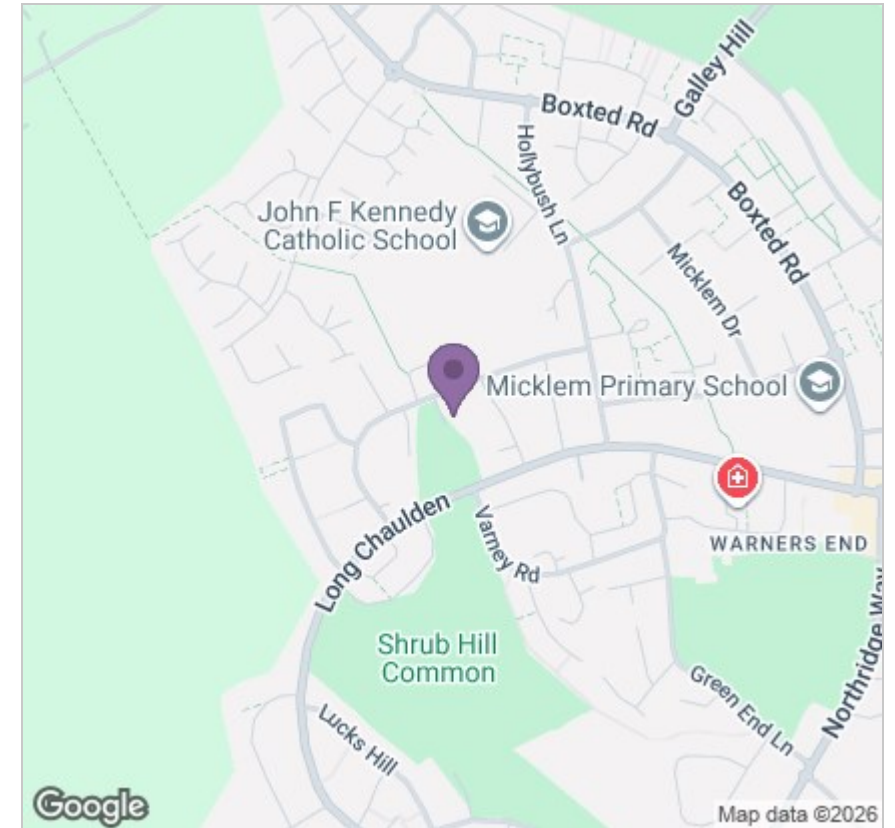
## Viewing

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

