

Mulburries

Pescot Hill , Hemel Hempstead, HP1 3HA

Guide price £425,000

3 1 2 D

Pescot Hill, Hemel Hempstead, HP1 3HA

- **Three-bedroom family home in popular HP1 Gadebridge location**
- **Approximately 1,025 sq ft total floor area including external storage/shed**
- **Spacious bay-fronted reception room with modern media wall**
- **Separate dining room with French doors opening to the rear garden**
- **Well-presented kitchen with sleek white cabinetry and garden outlook**
- **Ground floor cloakroom/WC**
- **Generous principal bedroom plus second double bedroom**
- **Third bedroom ideal as a child's room, guest room or home office**
- **Modern family bathroom with neutral tiling and shower over bath**
- **Private rear garden with patio, lawn, useful storage and shed access**

Mulburries present a beautifully presented three-bedroom home set in a popular HP1 position, offering bright, stylish interiors, excellent storage and a private rear garden.

The ground floor opens into a welcoming hallway with a cloakroom/WC, leading to a spacious bay-fronted reception room with a contemporary media wall and attractive wood flooring. To the rear, the kitchen is well planned with sleek white cabinetry, generous worktop space and views over the garden, while the separate dining room provides an ideal setting for family meals or entertaining, with French

























doors opening outside.

Upstairs, there are three bedrooms arranged around a central landing, including a generous principal bedroom, a well-proportioned second double and a versatile third bedroom, ideal as a nursery, guest room or home office. The modern family bathroom is finished in neutral tiling with a bath and overhead shower.

Outside, the rear garden is designed for easy enjoyment, with patio seating, lawn, fenced boundaries and access to useful storage buildings and a shed. The total floor area is approximately 1,025 sq ft, including the external storage/shed areas shown on the floor plan.

Area Guide: Pescot Hill is positioned in the Gadebridge area of Hemel Hempstead, a well-established residential setting close to Gadebridge Park, local schools, everyday amenities and the historic Old Town, known for its character high street, cafés, pubs and independent shops. Hemel Hempstead town centre offers a wider range of shopping, leisure and transport options, while the railway station provides commuter links towards London Euston. Road connections via the A41, M1 and M25 make this a practical base for families and professionals alike.

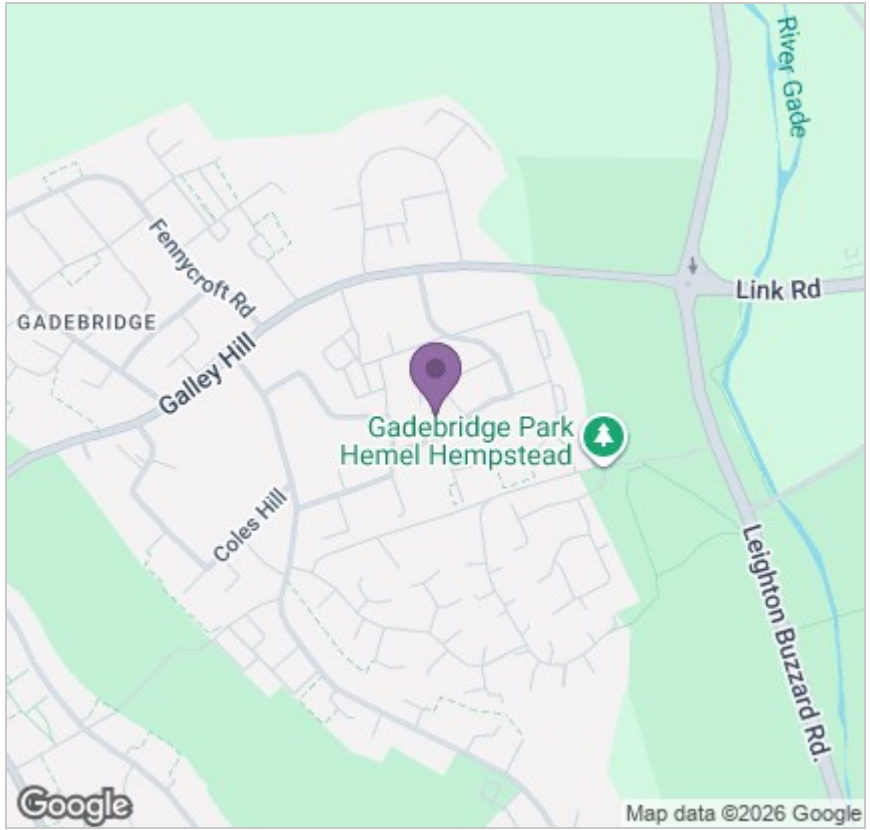
A smart, move-in-ready home combining modern presentation, generous accommodation and a sought-after Hemel Hempstead location.

Area details checked against public references for Gadebridge/Old Town amenities, Gadebridge Park, and Hemel Hempstead rail links.

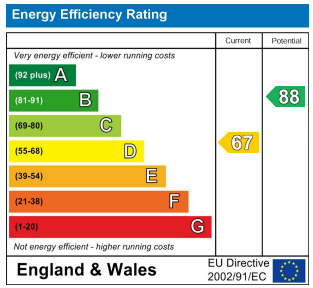
Floor Plan



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.

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.

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