

Mulburries

Delmar Avenue , Hemel Hempstead, HP2 4LZ

Guide price £875,000

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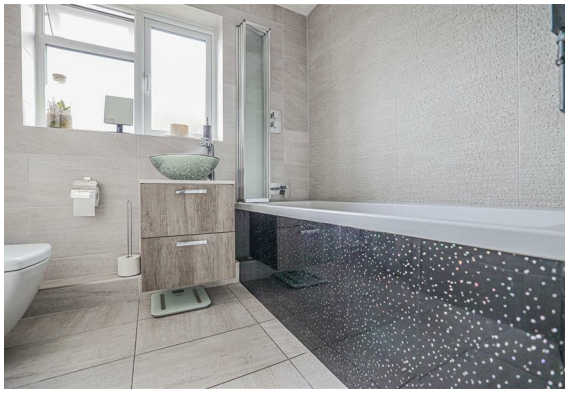
Delmar Avenue, Hemel Hempstead, HP2 4LZ

- **Chain free sale**
- **Four-bedroom detached family home**
- **Approx. 1,892 sq. ft. of accommodation**
- **Extended open-plan kitchen/dining room**
- **Separate living room and dining room**
- **Principal bedroom with en-suite shower room**
- **Large utility area and ground floor WC**
- **Generous driveway and integral garage**
- **Landscaped rear garden with covered seating area and summer house**
- **Potential to further extend, subject to planning permission STPP**













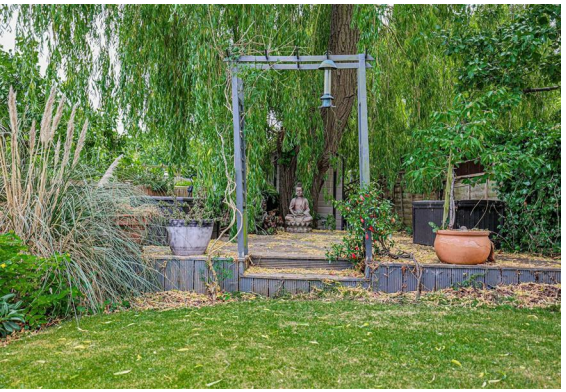
Mulburries boast this beautifully presented and substantially extended four-bedroom family home, offering approximately 1,892 sq. ft. of versatile living space in a sought-after residential position.

The ground floor is designed for modern family life, with a spacious welcoming entrance hall, guest WC, generous living room and a superb open-plan kitchen/dining room extending to over 35 ft. The kitchen













features a central island, excellent storage and direct access to the garden, creating a wonderful space for entertaining. A separate dining room and large utility areas add further practicality.

Upstairs, the property offers four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, plus a stylish family bathroom. The layout provides excellent flexibility for growing families, guests or home working.

Externally, the home enjoys a generous driveway, garage, attractive front approach and a beautifully landscaped rear garden. The garden includes a paved entertaining terrace, covered seating area and summer house, making it ideal for outdoor dining and relaxing.

Area Guide

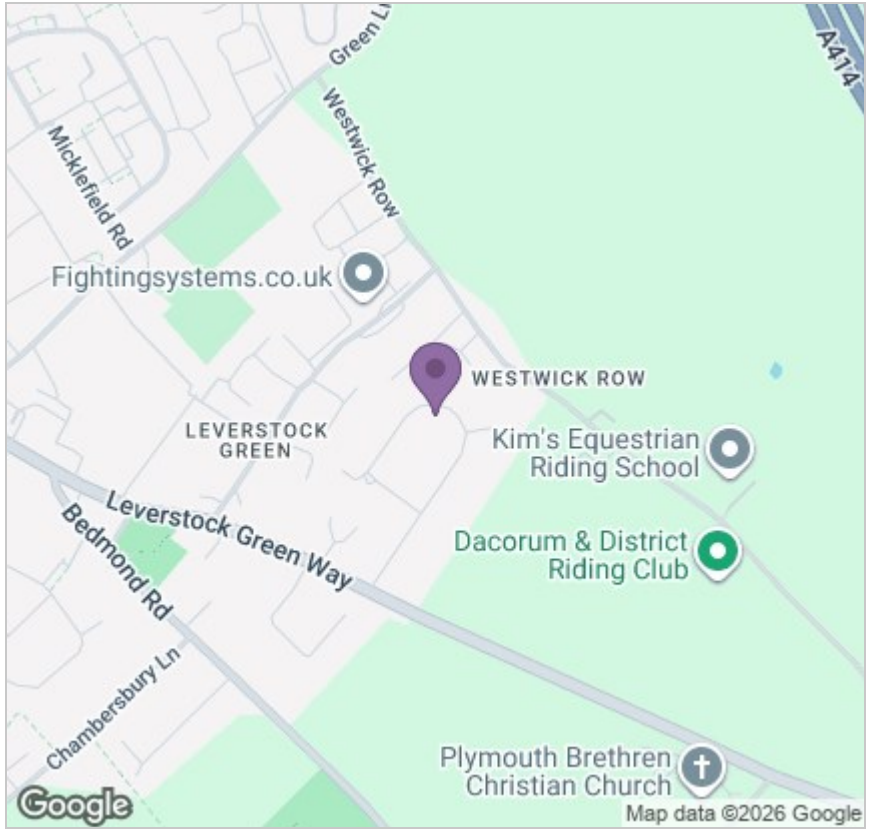
Delmar Avenue is well placed for everyday amenities, local shops, green spaces and schooling options. Hemel Hempstead offers a good mix of town centre shopping, leisure facilities, parks and commuter links, with access to the M1, A41 and rail services towards London making it a popular choice for families and professionals alike.

A spacious, stylish and practical family home in a desirable Leverstock Green, Hemel Hempstead location.

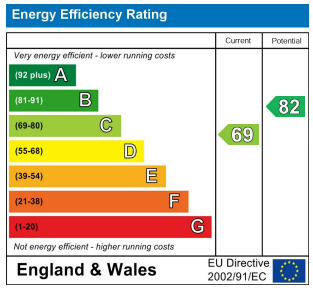
Floor Plan



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.

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