

Mulburries

Hobbs Hill Road , Hemel Hempstead, HP3 9QA

Offers in excess of £450,000

3 1 2 E

Hobbs Hill Road, Hemel Hempstead, HP3 9QA

- Three-bedroom End of terrace home
- Bright lounge with bay window
- Driveway parking and great commuter links
- Modern kitchen/dining room
- French doors opening to garden
- Stylish family bathroom
- Generous rear garden with patio







Mulburries offer this beautifully presented two-bedroom home with study, driveway parking and a generous rear garden, Hobbs Hill Road offers a stylish and practical layout in a convenient Hemel Hempstead setting.

The property opens into a welcoming hallway leading to a bright front lounge with bay window and feature fireplace, creating a comfortable everyday living space. To the rear, the kitchen/dining room is the heart of the home, finished with modern cabinetry, contrasting worktops, breakfast bar seating and space for dining. French doors open directly to the garden, making the layout ideal for family life, entertaining and summer dining.

Upstairs, there are two well-proportioned bedrooms, including a generous main bedroom with bay



















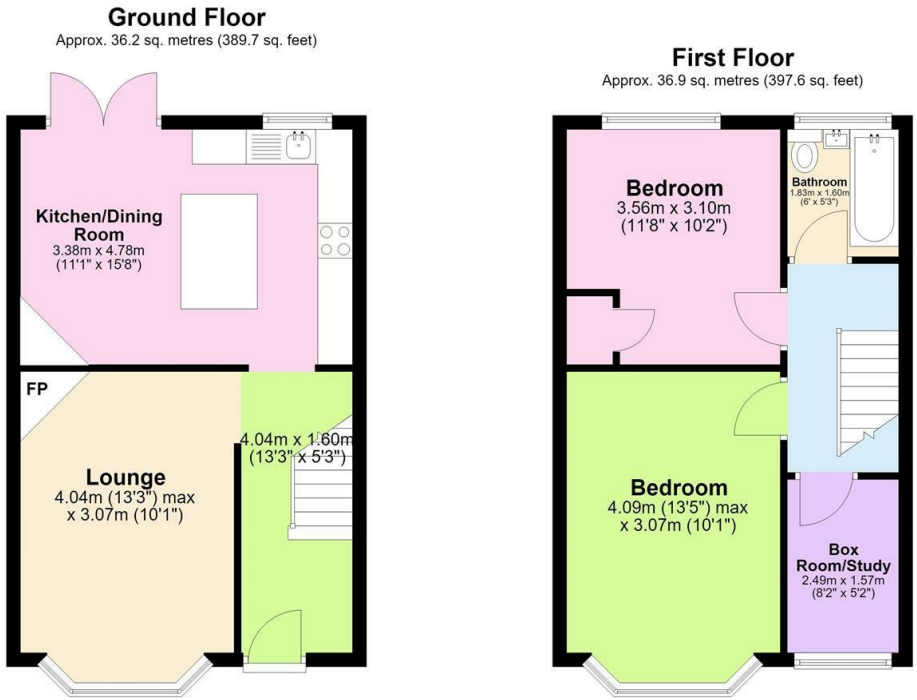
window, together with a useful box room/study – perfect for home working, nursery space or storage. A modern family bathroom completes the first floor. The floor plan indicates approximately 787 sq ft of accommodation.

Outside, the property enjoys off-street parking and an impressive rear garden. Mainly laid to lawn with mature boundaries, patio seating and a gazebo entertaining area, it provides a superb private space for children, pets and outdoor living, with scope to personalise, subject to consent.

Hobbs Hill Road is a popular residential address within Hemel Hempstead, offering everyday convenience and access to green space. Local shops, schools, bus routes and leisure facilities are within easy reach, while Hemel Hempstead town centre, The Marlowes, Jarman Park and Apsley Marina provide shopping, restaurants, cafés and entertainment. Nearby parks and open spaces offer walking routes and recreation, and commuters are well served by Hemel Hempstead and Apsley railway stations, with services towards London Euston. The A41, M1 and M25 also provide access to St Albans, Watford and London.

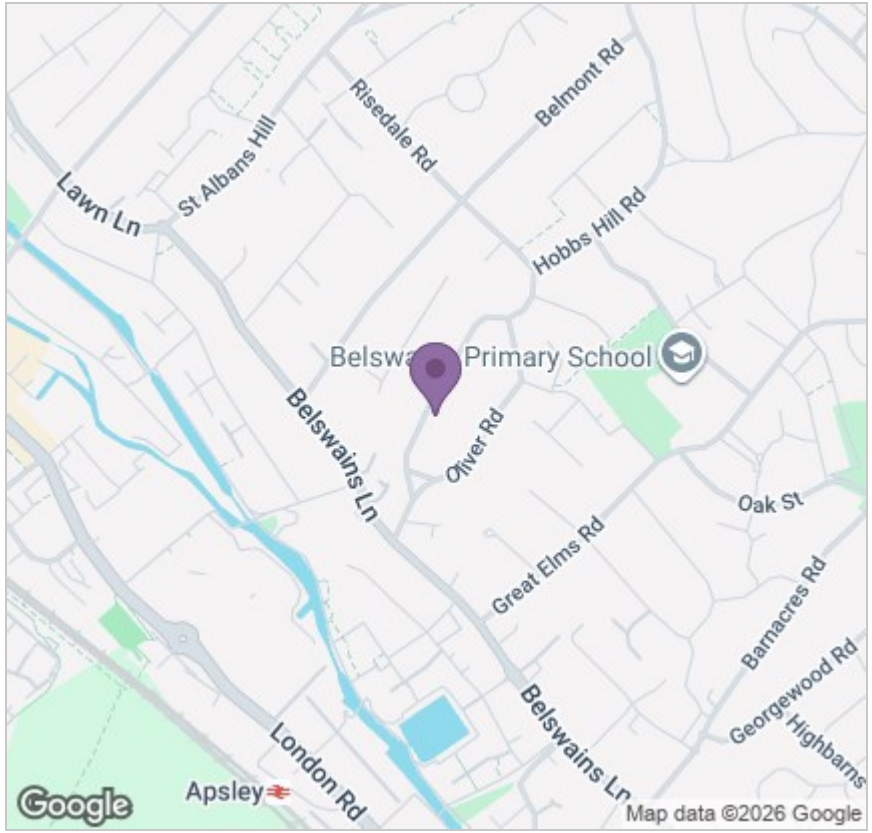
A well-presented home with great outdoor space, flexible accommodation and strong commuter appeal – early viewing is highly recommended.

Floor Plan

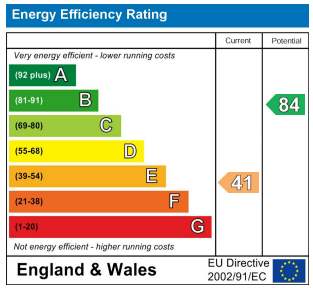


Although Mulburries LTD ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purpose only as defined by RICS code of measurement practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for the initial guidance only and should not be relied on as a basis of valuation.
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.

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