

Mulburries

Leggfield Terrace , Hemel Hempstead, HP1 2LL

Offers in excess of £435,000

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Leggfield Terrace, Hemel Hempstead, HP1 2LL

- **Beautifully presented three-bedroom family home in the popular HP1 area**
- **Approx. 1,045 sq. ft / 97.1 sq. m of well-planned accommodation**
- **Spacious lounge with feature fireplace and large front window**
- **Separate dining area with pleasant views over the rear garden**
- **Stylish kitchen/breakfast room with good storage and worktop space**
- **Three well-proportioned first-floor bedrooms**
- **Family bathroom plus additional cloakroom/utility within the outbuilding**
- **Attractive rear garden with lawn and patio seating areas**
- **Substantial detached workshop, ideal for storage, hobbies or home working**
- **Driveway parking and convenient access to Hemel Hempstead town centre, station, schools and local amenities**

Mulburries welcome this impressive and beautifully presented three-bedroom family home in a quiet cul de sac in a sought-after HP1 area of Hemel Hempstead.

The ground floor is bright, practical and ideal for modern family life. A welcoming entrance hall leads into a spacious lounge with a feature fireplace and large front window, while the separate dining area enjoys garden views and creates an excellent space for entertaining. The kitchen/breakfast room is finished in a stylish neutral design with good storage, worktop space and room for informal

























dining.

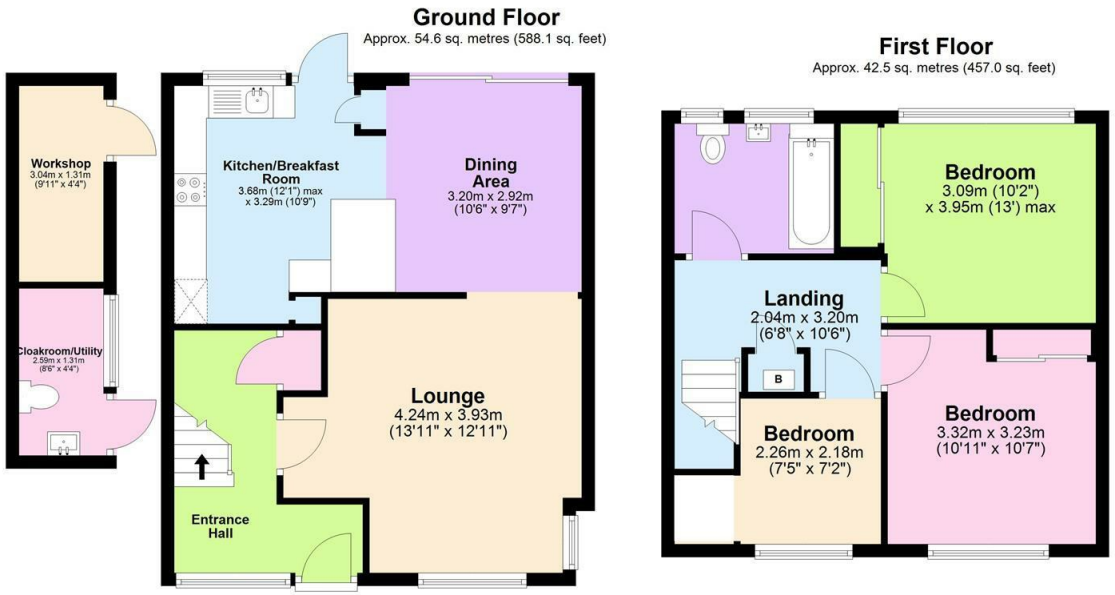
Upstairs, the first floor offers three well-proportioned bedrooms and a family bathroom, making the layout well suited to families, downsizers or buyers needing home-working space. The floor plan shows approximately 97.1 sq. metres / 1,045.1 sq. ft of accommodation.

Outside, the property benefits from driveway parking to the front and an attractive south east facing rear garden with lawn, patio seating areas and a substantial garden workshop. The separate outbuilding also incorporates a cloakroom/utility area, adding excellent flexibility for hobbies, storage, work-from-home use or family practicality.

Area Guide: Leggfield Terrace is positioned within the popular Chaulden/HP1 side of Hemel Hempstead, well placed for local shops, schools, green spaces including Shrub Hill Common and Northridge Park. Hemel Hempstead town centre, the Marlowes shopping area, the historic Old Town and Gadebridge Park are all within easy reach, while Hemel Hempstead railway station provides commuter links towards London Euston. Road users are also well served by access to the A41, M1 and wider Hertfordshire network.

A stylish, move-in-ready home with excellent internal space, a versatile outbuilding and a desirable family-friendly location. Early viewing is highly recommended.

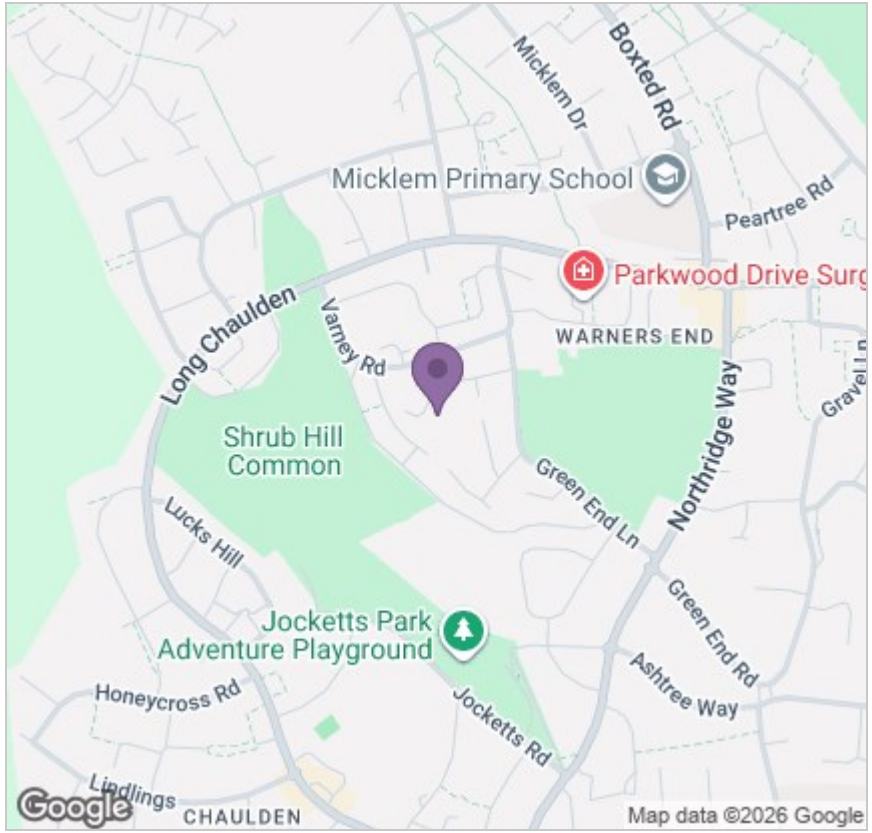
Floor Plan



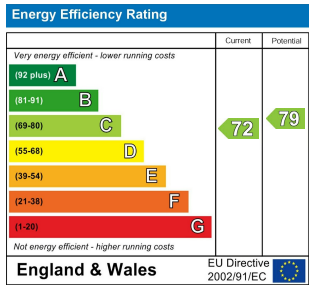
Total area: approx. 97.1 sq. metres (1045.1 sq. feet)

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