

An aerial photograph of a residential property. The main house is a two-story brick building with a gabled roof and a large bay window. It is surrounded by a large garden with a lawn, trees, and a paved patio area. A driveway leads to a garage. The property is situated on a street with other houses and trees in the background.

Mulburries

Green Lane , Hemel Hempstead, HP2 4RZ

Offers in excess of £725,000



3



1



3



D

Green Lane, Hemel Hempstead, HP2 4RZ

- Three-bedroom detached family home
- Approx. 1,562 sq. ft. including garage
- Generous plot with mature rear garden
- Large driveway with ample off-street parking
- Spacious reception room
- Separate dining room and conservatory
- Well-proportioned kitchen plus utility room
- Ground floor WC
- Extension Potential on Both Sides STPP
- Sought-after Hemel Hempstead location



Mulburries offer this impressive three-bedroom detached residence occupying a generous plot on Green Lane, offering approximately 1,562 sq. ft. of accommodation including garage, with excellent driveway parking, mature gardens and superb potential to create a truly exceptional family home.

Set back from the road, the property immediately provides a strong sense of space and privacy. The ground floor opens into a welcoming entrance hall with guest cloakroom, leading through to a substantial reception room, a bright and comfortable space ideal for both family living and formal entertaining. To the rear, the dining room enjoys a pleasant outlook and connects seamlessly with the conservatory, creating an inviting area to relax while overlooking the garden.

The kitchen is well proportioned, offering generous worktop space, storage and



access to the garden, while the adjoining utility room adds valuable practicality for busy households. The integral garage provides further parking, storage or potential for conversion, subject to the necessary consents.

Upstairs, there are three well-sized bedrooms, including two excellent doubles, together with a family bathroom. The layout offers great flexibility for families, downsizers seeking generous living space, or buyers looking for a home they can personalise and enhance over time.

The rear garden is a standout feature. Beautifully established and wonderfully private, it includes a patio terrace, expansive lawn, mature planting and a charming leafy backdrop, providing the perfect setting for summer entertaining, children's play or peaceful everyday enjoyment. To the front, a large driveway offers ample off-street parking and access to the garage.

Green Lane is a well-regarded residential setting within Hemel Hempstead, conveniently positioned for local shops, schools, parks and countryside walks. The town centre offers a wide range of shopping, dining and leisure amenities, while nearby road links include the M1, A414 and



Floor Plan

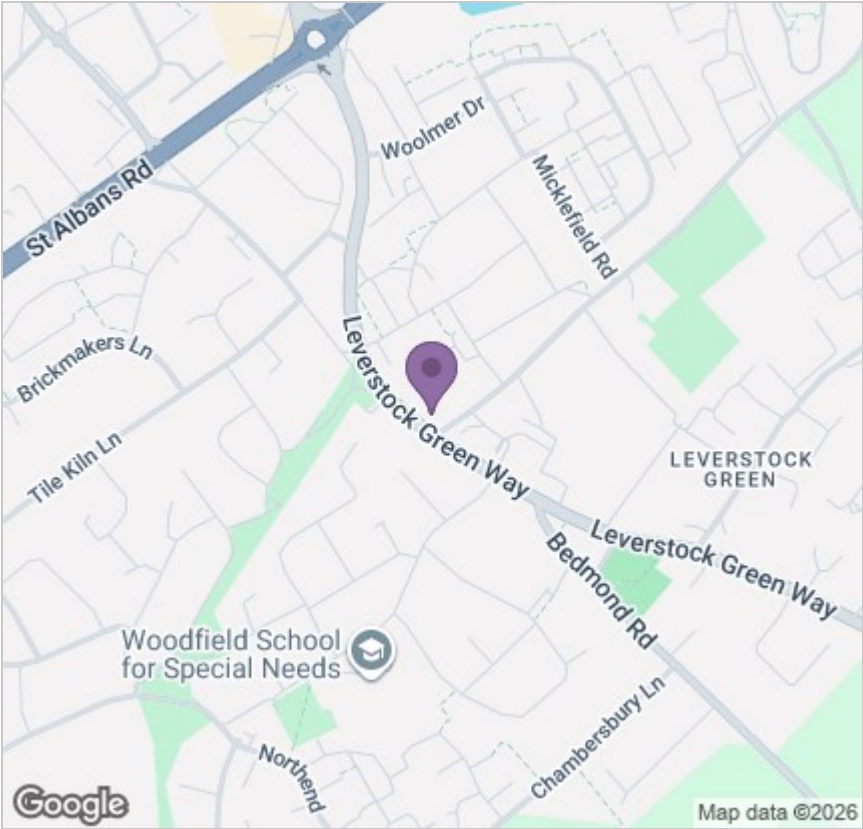


Viewing

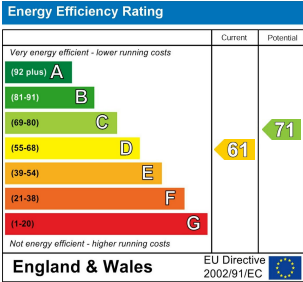
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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

Area Map



Energy Efficiency Graph



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.