

Mulburries

Hyburn Close , Hemel Hempstead, HP3 8NS

Guide price £675,000



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- Four-bedroom extended family home
- Quiet Leverstock Green cul-de-sac
- Approx. 1,295 sq ft of accommodation
- Spacious 18ft reception room
- Stylish kitchen/diner with breakfast bar
- Ground floor WC
- Modern family bathroom
- Detached annexe/garden room with shower room
- Generous rear garden with large 19'5 - 7'4 storage shed
- Excellent access to schools, shops and commuter links



A beautifully presented and extended four-bedroom family home tucked away in a quiet Leverstock Green cul-de-sac, Hyburn Close offers generous accommodation of approximately 1,295 sq ft, a superb rear garden and a highly versatile detached annexe.

The ground floor opens with a welcoming entrance hall and cloakroom/WC, leading into a bright and spacious reception room measuring approximately 18'1 in length, ideal for relaxing and family living. To the rear, the impressive kitchen/diner forms the heart of the home, finished with stylish blue cabinetry, integrated appliances, breakfast bar seating and plenty of space for dining.



Doors open directly onto the garden, creating an excellent layout for entertaining and everyday family life.

Upstairs, the property provides four bedrooms, including well-proportioned doubles and additional rooms suited to children, guests or home working. A modern family bathroom completes the first floor, while the landing gives a light and practical feel to the layout.



A standout feature is the detached annexe/garden room, measuring approximately 23'6 x 7'2, complete with shower room facilities. This fantastic space could suit a home office, gym, studio, teenager's retreat, guest space, or possibly rented out as a studio flat as access could be separated, subject to gaining relevant permissions.



Outside, the rear garden is mainly laid to lawn with patio seating, secure fencing and space for children, pets and summer entertaining. The current owners have built a large storage area to the side of the home, which is a huge plus, especially when the garage has been converted. The home is presented in excellent decorative order throughout and is ready for a buyer to move straight in.



Hyburn Close is positioned within a popular residential area, has easy access to both the M25 and M1 and located close to sought after primary and secondary schooling.

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.

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Area Map



Energy Efficiency Graph

