

Mulburries

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For Sale

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Hancroft Road , Hemel Hempstead, HP3 9LL

Guide price £425,000



Hancroft Road, Hemel Hempstead, HP3 9LL

- Three-bedroom family home on Hancroft Road
- Approx. 1,107 sq ft of accommodation
- Useful entrance porch and hallway
- Bright 15ft living room
- Spacious 17ft kitchen/dining room
- Chain free
- Family bathroom
- Generous private rear garden
- Detached 20ft garage
- Driveway parking and excellent Apsley links

Mulburries are proud to present to the open market this well-presented chain free three-bedroom family home on Hancroft Road, Hemel Hempstead, offering approximately 1,107 sq ft of accommodation, a generous rear garden, driveway parking and a detached garage.

The property opens via a useful porch into a welcoming hallway, leading to a bright living room measuring approximately 15' x 11'3". This comfortable reception space offers good proportions for relaxing and entertaining, with access through to the kitchen. To the rear, the kitchen measures approximately 17'9" x 9'4" and provides a fitted range of units, worktop space, appliance space and room for dining. A door opens directly to the garden, creating a practical layout for family life and summer entertaining.

Upstairs, the first floor offers three well-proportioned bedrooms, including a generous principal bedroom, a further double bedroom and a third bedroom suited to a child's room, nursery, guest room or home office. A family





bathroom completes the first floor. Outside, the rear garden is a fantastic size, with patio seating, lawn, secure fencing and mature boundaries, offering excellent potential for children, pets and outdoor entertaining. The detached garage measures approximately 20'1 x 8'8 and provides valuable parking, storage, workshop or hobby space.

Hancroft Road is a popular Hemel Hempstead location, well placed for local shops, schools, bus routes and everyday amenities. Apsley Marina, local cafés, supermarkets and the Grand Union Canal are within easy reach, while Hemel Hempstead town centre offers The Marlowes, Riverside Shopping Centre and leisure facilities. Apsley and Hemel Hempstead stations provide rail links towards London Euston, with the A41, M1 and M25 offering convenient road access to St Albans, Watford, London and the wider Home Counties.

A practical family home with great garden space, garage and strong commuter appeal – early viewing is recommended.



Floor Plan

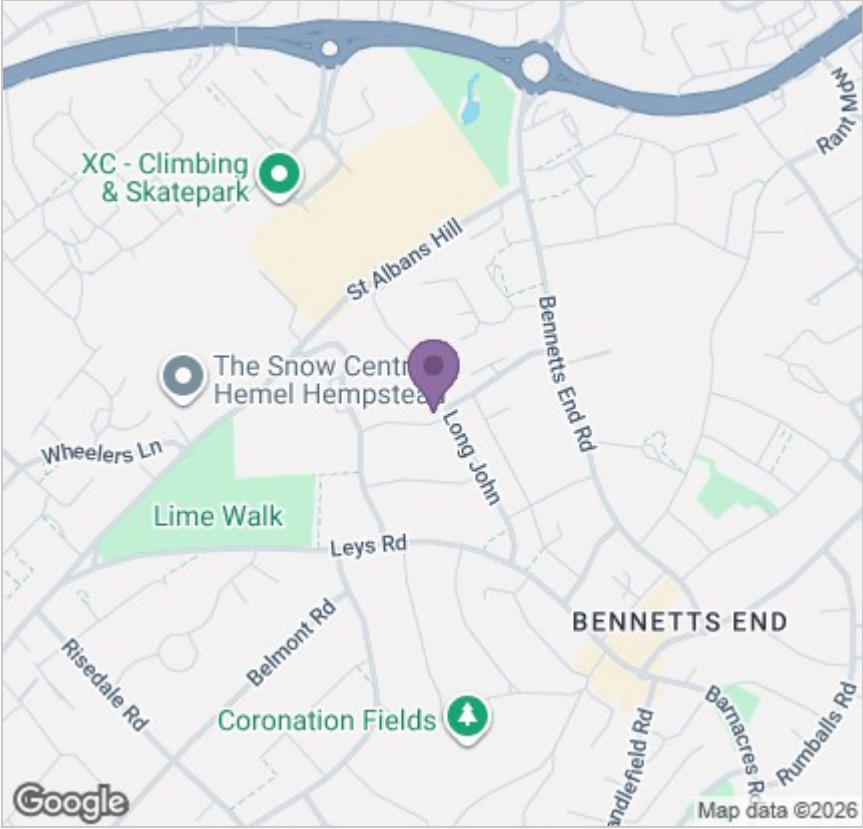


Viewing

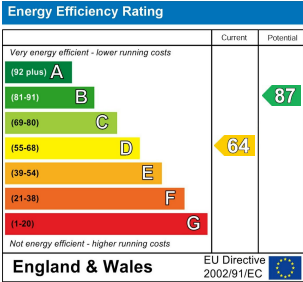
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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