

Mulburries

Chalfont Close , Hemel Hempstead, HP2 7JR

Guide price £390,000

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Chalfont Close, Hemel Hempstead, HP2 7JR

- **Three-bedroom family home**
- **Approx. 912 sq ft of accommodation**
- **Spacious lounge/dining room**
- **Bright bay-fronted living space**
- **Fitted kitchen with garden access**
- **Integral garage**
- **Driveway parking**
- **Three first-floor bedrooms**
- **Scope to extend/adapt, subject to STPP**
- **Private rear garden with patio and lawn**

Mulburries are proud to present to the open market this well-presented three-bedroom family home in Chalfont Close, Hemel Hempstead, offering approximately 912 sq ft of accommodation, a private rear garden, driveway parking and an integral garage.

The ground floor opens via a useful porch into a bright and spacious lounge/dining room measuring approximately 23'9 x 17'11, creating an excellent main living space for relaxing, dining and entertaining. A bay window to the front adds character and natural light, while the layout offers plenty of flexibility for family life.

To the rear, the kitchen measures approximately 10'10 x 7'1 and is fitted with























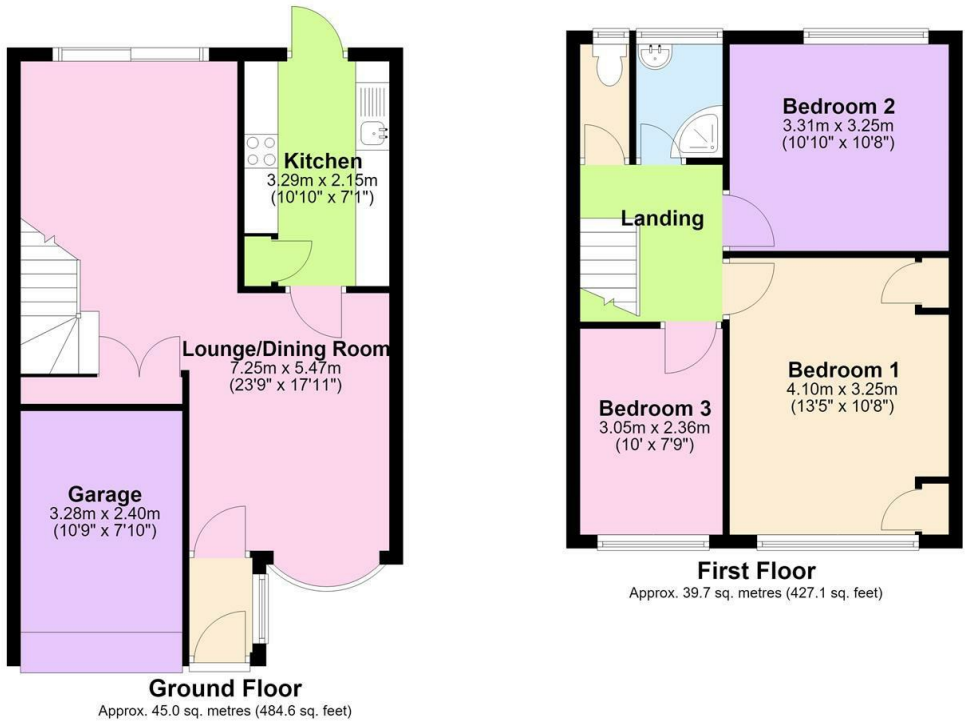


a range of units, worktop space and appliance space, with direct access out to the garden. The garage provides useful parking, storage or potential for future adaptation, subject to consent.
Upstairs, the first floor offers three bedrooms, including two well-proportioned doubles and a third bedroom suited to a child's room, nursery, guest room or home office. A family bathroom and separate WC complete the first floor, adding everyday practicality.
Outside, the property enjoys a private rear garden with patio, lawn and mature boundaries, offering space for children, pets and summer entertaining. To the front, there is driveway parking and access to the garage.

Area Guide: Chalfont Close is a residential location within Hemel Hempstead, well placed for local shops, schools, parks and bus routes. Hemel Hempstead town centre offers The Marlowes, Riverside Shopping Centre, cafés, supermarkets and leisure facilities, while nearby green spaces provide outdoor options for families. Hemel Hempstead station offers rail links towards London Euston, with the A414, A41, M1 and M25 providing road connections to St Albans, Watford, London and the wider Home Counties.

A practical three-bedroom home with garage, garden and excellent potential – early viewing is recommended.

Floor Plan



Total area: approx. 84.7 sq. metres (911.6 sq. feet)

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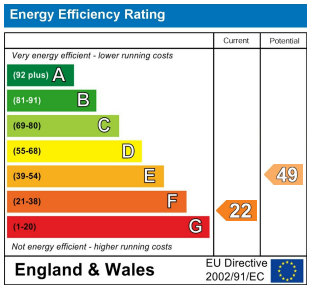
Plan produced using PlanUp.

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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