

Sleets End, Hemel Hempstead, HP1 3JA

Guide price £380,000

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- **Three-bedroom family home**
- **Approx. 1,115 sq ft of accommodation**
- **Spacious 16ft living room**
- **Separate dining room**
- **Bright conservatory**
- **Fitted kitchen**
- **Useful utility room**
- **Two well-proportioned double bedrooms**
- **Large family bathroom with separate shower**
- **Private rear garden with patio and lawn**













THEEE BEDROOM HOME, IN EXCESS OF 1100 SQUARE FEET IN A QUIET CLU DE SAC. RENOVATED KITCHEN AND BATHROOM WITH A UTILTY ROOM.

Mulburries are proud to present to the open market this well-presented three-bedroom family home on Sleets End, Hemel Hempstead, offering approximately 1,115 sq ft of accommodation, a conservatory, separate utility room and a private rear garden.

The ground floor opens into a welcoming entrance hall leading to a generous living room measuring approximately 16' x 11'8, providing a comfortable main reception space for relaxing and entertaining. The adjoining dining room offers a separate area for family meals and social occasions, with access through to the conservatory,













which creates a bright additional reception space overlooking the garden.

The fitted kitchen measures approximately 10'7 x 10'5 and offers a range of units, worktop space and appliance provision, while the separate utility area adds useful everyday practicality and additional storage.

Upstairs, the first floor provides three bedrooms, including two well-proportioned doubles and a third bedroom ideal as a child's room, nursery, guest room or home office. The family bathroom is generously sized and fitted with a bath, separate shower, WC and basin.

Outside, the property enjoys a private rear garden with patio seating, lawn and secure boundaries, creating a practical space for children, pets and summer entertaining. The overall layout offers excellent flexibility for growing families and buyers looking for additional reception space.

Sleets End is a popular residential location, well placed for local shops, schools, parks and bus routes. Gadebridge Park and Hemel Hempstead Old Town are within easy reach, while the town centre offers The Marlowes, Riverside Shopping Centre, cafés, restaurants and leisure facilities. Hemel Hempstead station provides rail links towards London Euston, with the A41, M1 and M25 offering convenient road connections to St Albans, Watford, London and the wider Home Counties.

A spacious three-bedroom home with conservatory, utility room and private garden.

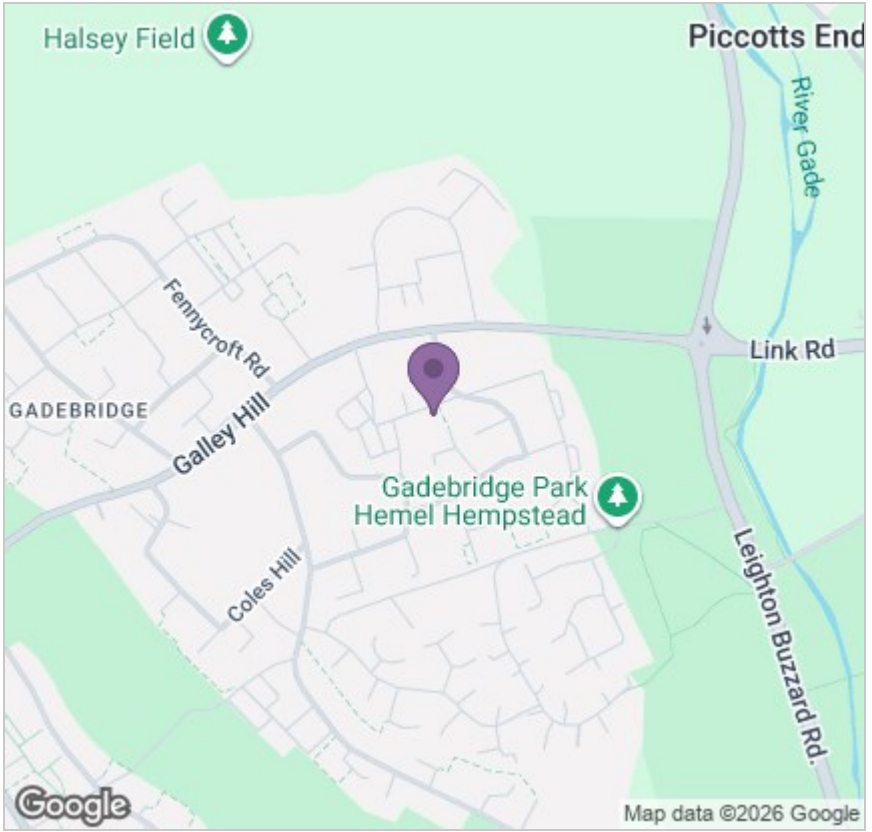
Floor Plan



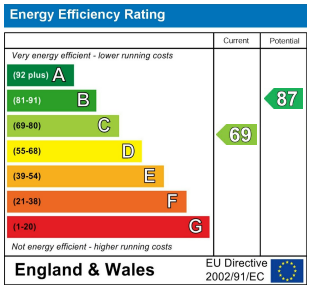
Total area: approx. 103.6 sq. metres (1115.0 sq. feet)

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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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