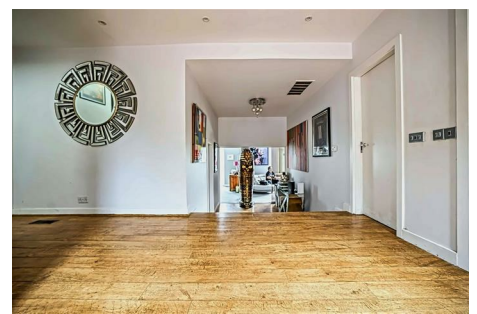




36 Silverthorn Drive , Hemel Hempstead, HP3 8BX

Mulburries are proud to present to the open market this substantial detached family home on Silverthorn Drive, Hemel Hempstead, offering impressive accommodation of approximately 3,553 sq ft, plus a basement, outbuilding, garage, balcony and generous gardens backing onto open countryside.

The ground floor provides a superb layout for family living and entertaining, with a welcoming entrance hall, cloakroom/WC, office, games room, dining room, large living room and an additional sitting room. The kitchen/breakfast room forms the heart of the home, with excellent space for everyday dining, while a separate utility room and pantry add valuable practicality.

The first floor offers five well-proportioned bedrooms, including a principal bedroom with en-suite shower room. A family bathroom serves the remaining bedrooms, and the balcony provides an attractive elevated outlook across the gardens and surrounding greenery.

Further flexibility is provided by the basement/cellar, ideal for storage, hobbies or future use, while the detached outbuilding offers excellent additional space, currently arranged as a log cabin-style room with further

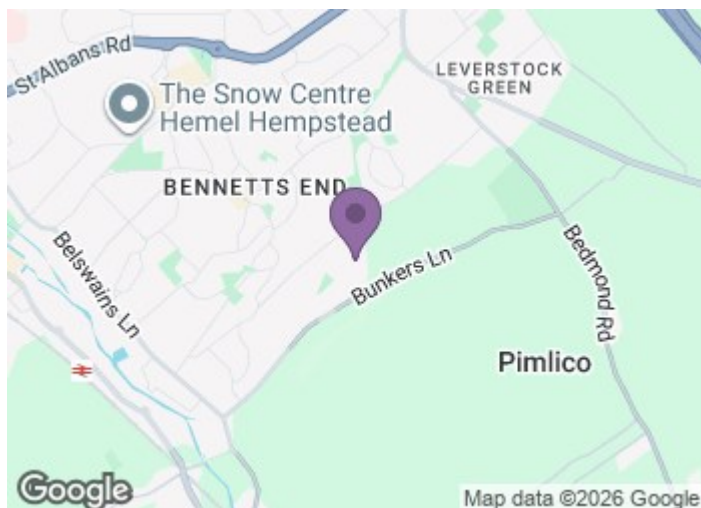
Guide price £1,400,000

36 Silverthorn Drive

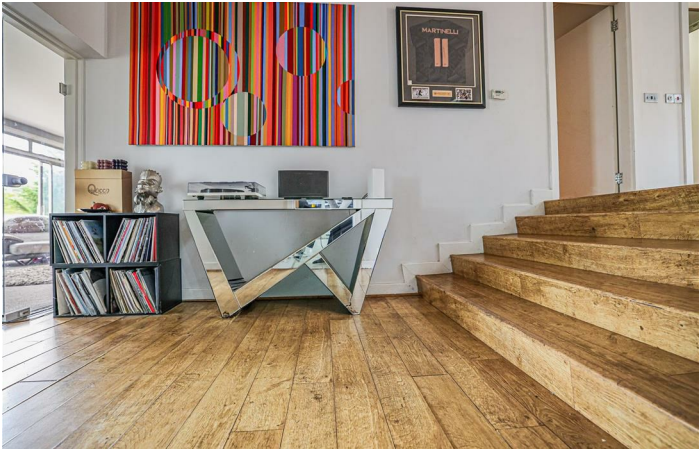
, Hemel Hempstead, HP3 8BX



- Substantial detached family home
- Principal bedroom with en-suite
- Games room, office and utility
- Generous gardens with countryside views
- Approx. 3,553 sq ft main accommodation
- Multiple reception rooms
- Basement/cellar for extra storage
- Five well-proportioned bedrooms
- Spacious kitchen/breakfast room
- Detached outbuilding/log cabin



[Directions](#)



Floor Plan



Although Mulburries LTD ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purpose only as defined by RICS code of measurement practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for the initial guidance only and should not be relied on as a basis of valuation.
Plan produced using PlanUp.



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.

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(82 plus) A	
(61-81) B	
(39-60) C	
(22-38) D	
(9-21) E	
(1-8) F	
(0) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	