

Mulburries

Sempill Road , Hemel Hempstead, HP3 9PF

Offers in excess of £562,500

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Sempill Road, Hemel Hempstead, HP3 9PF

- **Three-bedroom modern detached family home**
- **Approx. 1,041 sq ft of accommodation**
- **Chain free**
- **Impressive open-plan kitchen/dining room**
- **Central island and integrated appliances**
- **Private Driveway**
- **Ground floor WC**
- **Principal bedroom with en-suite**
- **Private low-maintenance rear garden**
- **1 mile to Apsley station**













Mulburries are proud to present to the open market this beautifully presented three-bedroom family home on Sempill Road, Hemel Hempstead, offering in excess of 1000 square feet of stylish accommodation, a private rear garden and a superb modern layout.

The ground floor opens into a welcoming entrance hall with cloakroom/WC, leading to a bright front living room, ideal for relaxing or use as a separate family snug. To the rear, the impressive kitchen/dining room measures approximately 22'1 max x 16'11 and forms the heart of the home. Finished with modern cabinetry, integrated











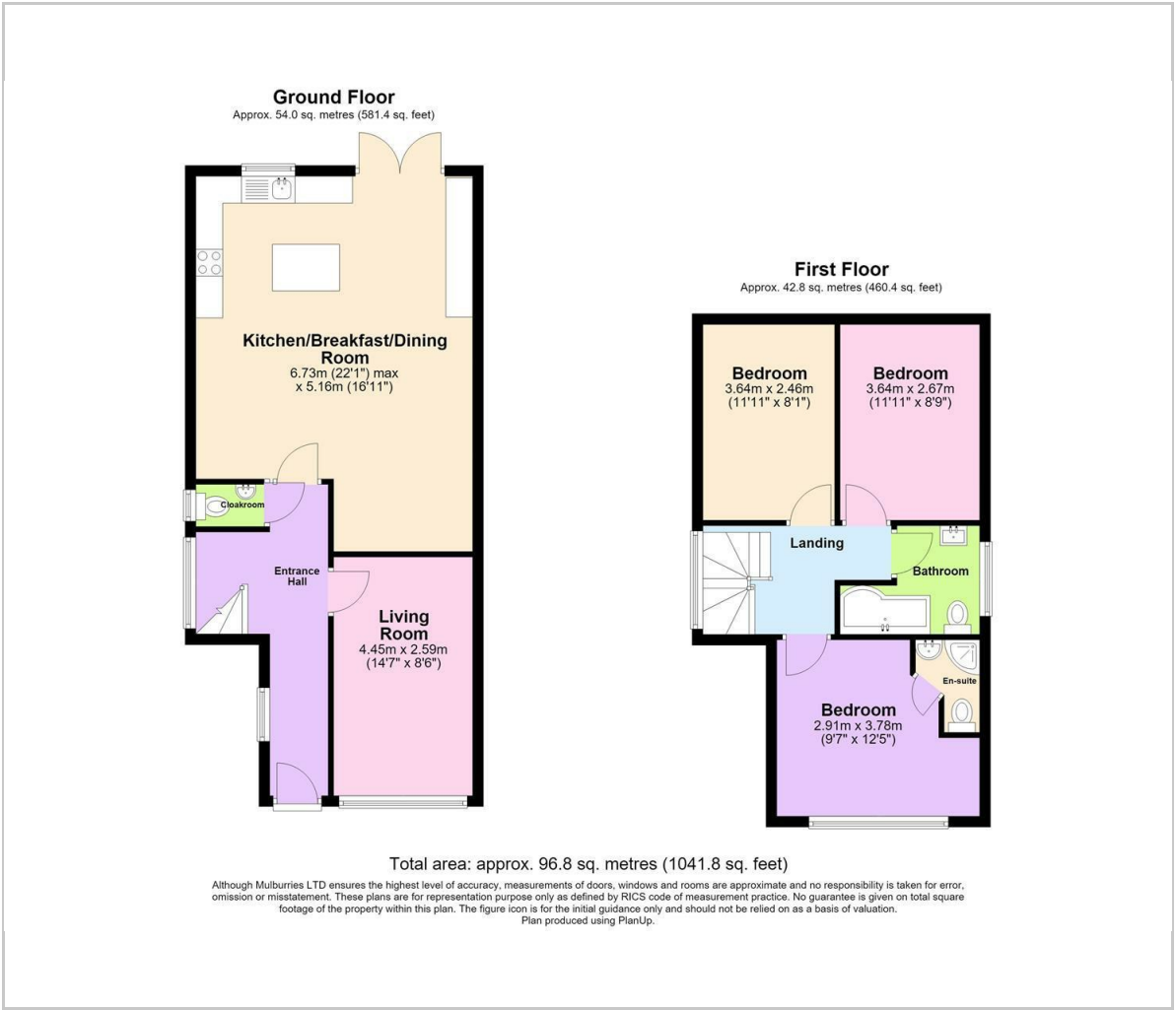


appliances, central island seating and excellent dining space, this is a fantastic area for family life and entertaining, with doors opening directly onto the garden.

Upstairs, the first floor offers three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the two further bedrooms provide ideal space for children, guests, dressing room use or home working. A modern family bathroom completes the first floor.
Outside, the rear garden is attractively arranged for low-maintenance enjoyment, with patio seating, artificial lawn and secure boundaries, creating an excellent space for summer dining, children and pets. The home is presented in excellent decorative order throughout, with bright interiors, contemporary finishes and a practical layout suited to modern family living.

Area Guide: Sempill Road is a popular Hemel Hempstead location, well placed for local shops, schools, parks and everyday amenities. Apsley Marina, the Grand Union Canal, supermarkets, cafés and restaurants 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.

Floor Plan



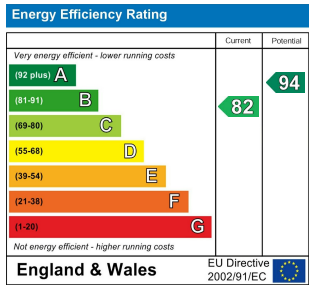
Total area: approx. 96.8 sq. metres (1041.8 sq. feet)

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.

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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31 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HH
Tel: 01442 732362 Email: contact@mulburries.co.uk ryan.green@mulburries.co.uk