

Mulburries

Collett Road, Hemel Hempstead, HP1 1HY

Guide price £600,000

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- **Three-bedroom character end-of-terrace home**
- **Fully renovated throughout**
- **Sought-after Boxmoor location**
- **Two separate reception rooms**
- **Extended kitchen/breakfast room with garden access**
- **Separate utility room and downstairs WC**
- **Contemporary family bathroom**
- **Ladder-accessed loft room with Potential for 4th bedroom (STPP)**
- **Attractive landscaped rear garden with covered seating area to rear**
- **Catchment to The Hemel Hempstead School**

A beautifully renovated three-bedroom end-of-terrace home in sought-after Boxmoor, blending period charm with stylish contemporary interiors. Featuring two reception rooms, an extended kitchen/breakfast room, utility room and landscaped garden with covered seating, plus a loft room with potential to create a fourth bedroom, subject to necessary approvals.

Mulburries are delighted to present this beautifully renovated three-bedroom end-of-terrace home on Collett Road, Boxmoor. Combining period charm with stylish contemporary interiors, the property offers two reception rooms, an extended kitchen/breakfast room and an attractive rear garden, alongside a ladder-accessed loft room.

























The welcoming living room features a bay window, decorative fireplace and fitted shelving, with warm wood flooring and tasteful décor creating an inviting setting. The dining space provides another generous reception space, equally suited to entertaining, family life or a relaxed second sitting room.

To the rear, the impressive kitchen/breakfast room extends over 17 feet, with sleek light cabinetry, contrasting work surfaces and a built-in oven and hob. There is space for a breakfast table beside French doors opening onto the garden, bringing natural light into this sociable room. A separate utility room and downstairs WC add everyday practicality.

Upstairs, three bedrooms are served by a contemporary family bathroom. The spacious principal bedroom spans the front of the house, with fitted storage and room for additional furniture. The remaining bedrooms offer flexibility for children, guests or working from home.

The loft room is currently accessed via a ladder and provides useful additional space. There is potential to introduce a staircase and dormer to create a fourth bedroom, subject to planning permission, building regulations approval and all necessary consents.

Outside, the enclosed garden combines lawn, a paved patio and a covered seating area, creating inviting spaces for outdoor dining and relaxation. A timber shed provides storage.

The Boxmoor location is convenient for local shops, cafés and schools, including South Hill Primary and The Hemel Hempstead School. Hemel Hempstead station provides services to London Euston, while nearby moorland offers space for walks. The A41, M25 and M1 provide wider road connections

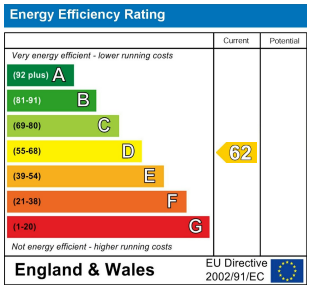
Floor Plan



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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