

Mulburries

Peartree Road , Hemel Hempstead, HP1 3QW

Offers in excess of £600,000





## Peartree Road, Hemel Hempstead, HP1 3QW

- LARGE FOUR BEDROOM SEMI HOUSE
- OVER 1500 SQ FEET
- LOW MAINTENANCE REAR GARDEN
- IN CLOSE PROXIMITY TO SPRING FIELDS AND AMENTIIES
- TWO BATHROOMS INC ONE EN SUITE
- KITCHEN/DINER WITH LOTS OF STORAGE
- GROUND FLOOR W.C
- GARAGE
- DRIVEWAY PLUS ADDITONAL PARKING (UP TO 5 CARS)



GUIDE PRICE £600,000- £625,000.

Welcome to this beautifully extended semi-detached house, offered for sale in a sought-after part of Warners End, Hemel Hempstead. Immaculately presented throughout, the property offers an ideal opportunity for anyone seeking spacious family living in a popular residential setting.

Step inside to discover a generously proportioned home benefitting from a double storey extension to the rear, giving an excellent sense of space. The versatile layout boasts three double bedrooms and a fourth single bedroom, perfectly suited to growing families or those looking to create a flexible work-from-home environment. The property features a contemporary family





bathroom, a stylish en suite shower room, and an additional ground floor cloakroom to accommodate a busy family lifestyle.

To the rear, discover a smart, low-maintenance garden finished with both a quality patio area and Astro-turf—perfect for alfresco dining or simply relaxing outdoors with minimal upkeep. There's also the real advantage of direct access to the garage, supplemented by a private driveway with off-street parking for two cars, plus extra parking available in front of the garage for visitors or growing teenager drivers.

Located in Warners End, this address is ideal for those enjoying an active lifestyle. Just a short stroll away, Springfield's expansive open space is perfect for dog walking, early morning runs, or family kickabouts. Children will love the nearby park, bustling with energy and perfect for young people to play and socialise on weekends. Daily convenience is also at your fingertips with a local parade of shops moments away, catering for everything from essential groceries to weekend treats.

This exceptional family home marries comfort and convenience in one of Hemel Hempstead's most welcoming communities. Arrange your viewing today to truly appreciate everything this outstanding property has to offer.





Floor Plan



Viewing

Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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.

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Area Map



Energy Efficiency Graph

