

Mulburries



Hollybush Lane , Hemel Hempstead, HP1 2PQ

Offers in excess of £450,000



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- Four Bedrooms
- Two Reception Rooms
- Great Location
- Driveway
- Well Presented Throughout
- Well Sized Accommodation



Guide Price £450,000 - £475,000.
Nestled in the charming Hollybush Lane of Hemel Hempstead, this semi-detached house offers a delightful living experience. Boasting four bedrooms and two reception rooms, this property provides ample space for a growing family or those who love to entertain.

Step inside to discover a beautifully presented interior that exudes warmth and comfort. The two bathrooms ensure convenience for busy mornings, while the well-kept gardens offer a tranquil retreat right at your doorstep.

One of the highlights of this property is the amenities that



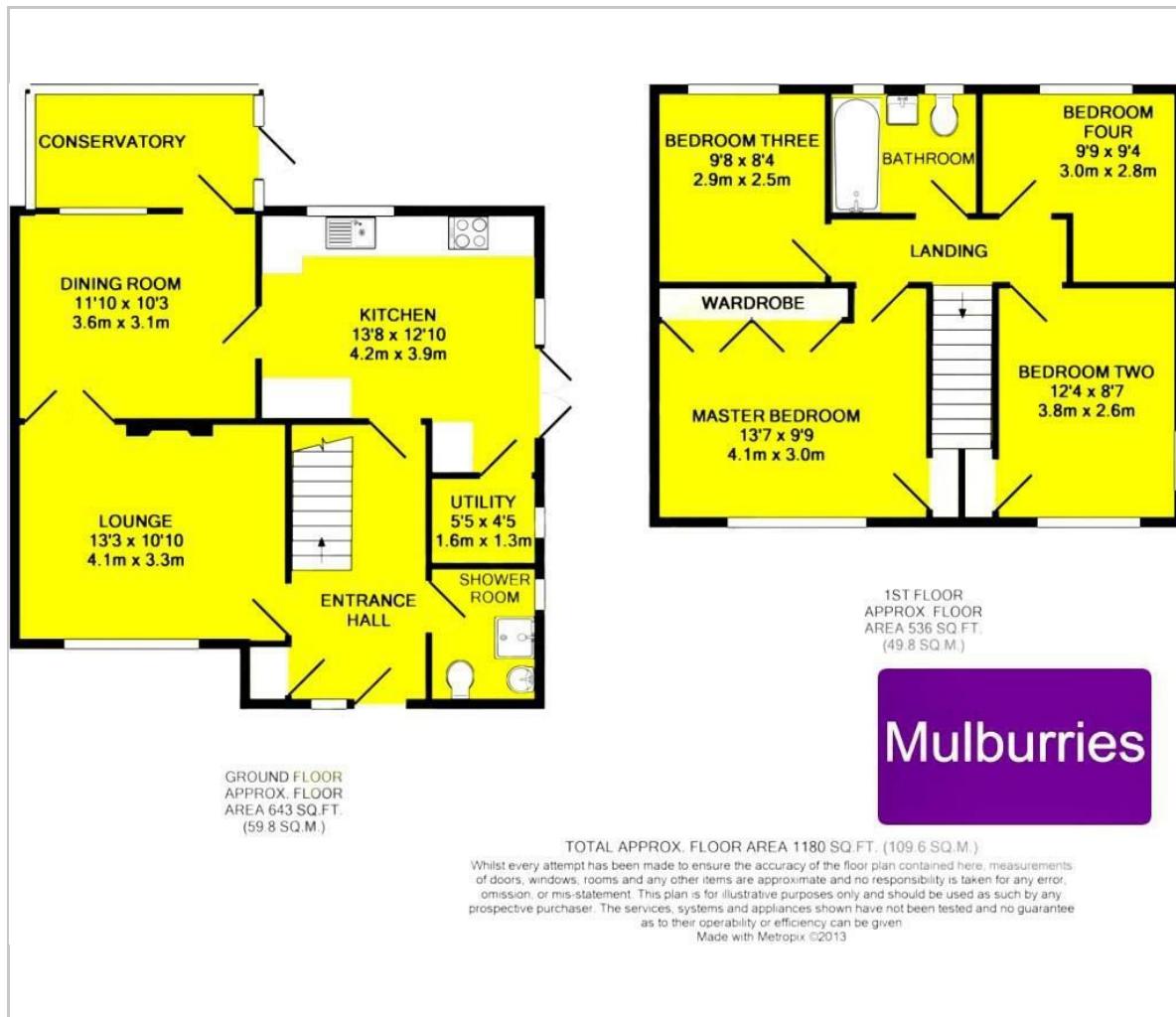
surround it, making daily errands a breeze. With ample off-road parking, you'll never have to worry about finding a spot after a long day out.

Don't miss the opportunity to make this house your home and enjoy the best of both indoor and outdoor living in this lovely abode.

Area Guide: Hemel Hempstead is one of the largest towns in Hertfordshire; with a population of just under 100,000 people (based on the 2019 census) and just 27 miles (by road) from London and just 9 miles from the neighbouring town of Watford. With great shopping centres, an array of recreational facilities on offer, for all ages, as well as good transport links, it's become a highly popular location to live for families and commuters.

Transport and travel: There's easy access to the M1 and A414, A41 and M25 motorways. There are two train stations, Hemel Hempstead mainline station that travels to the north and the south reaching London Euston. Apsley Station is on the same line and is one stop closer to London, it also passes by Watford and Bushey on the way. The Grand Union Canal passes through Hemel Hempstead and is a popular route for barges.

Floor Plan



Area Map



Viewing

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

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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