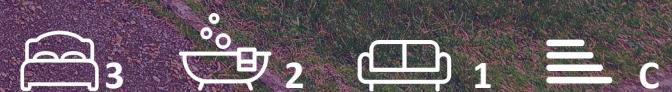


Mulburries



Queensway , Hemel Hempstead, HP2 5GZ

Offers in excess of £350,000



Queensway, Hemel Hempstead, HP2 5GZ

- Situated within Mansion House Grounds
- Just Shy of 900 Square Feet
- No Upper Chain
- Two Bathrooms
- Own Entrance
- Two Allocated Parking Spaces
- Stunning Shared Outside Space and Courtyard Gardens

Welcome to this stunning ground floor apartment located in the heart of Queensway, Hemel Hempstead. This property boasts a unique charm being part of a converted mansion house set within beautiful open grounds, offering a tranquil and picturesque setting.

Upon entering, you are greeted with your own private entrance leading into a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. The property features three generously sized bedrooms, providing ample space for a growing family or those in need of a home office.





With two bathrooms, there will be no more queuing in the morning rush, ensuring convenience and comfort for all residents. The abundance of storage space throughout the apartment allows for easy organisation and clutter-free living.



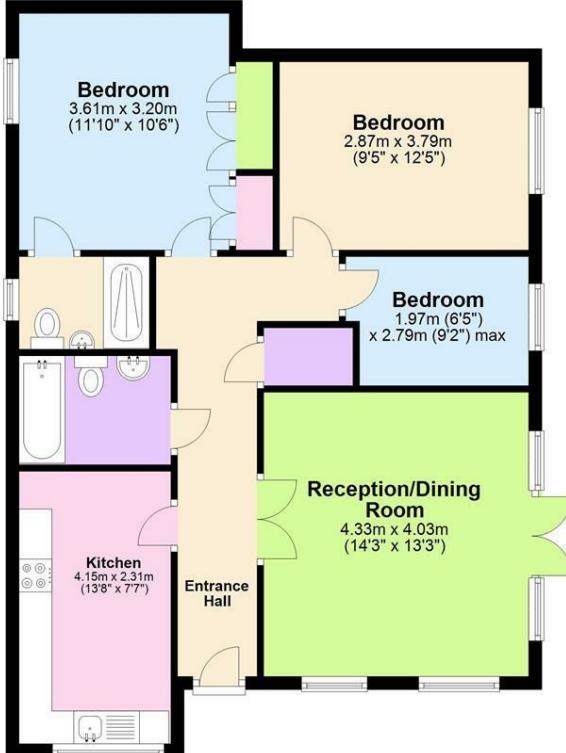
One of the standout features of this property is the parking provision for two vehicles, a rare find in such a desirable location.

Don't miss the opportunity to make this charming flat your new home. Contact us today to arrange a viewing and experience the elegance and tranquillity this property has to offer.



Floor Plan

Ground Floor
Approx. 77.4 sq. metres (833.4 sq. feet)



Rooms and Dimensions:

- Bedroom 1:** 3.61m x 3.20m (11'10" x 10'6")
- Bedroom 2:** 2.87m x 3.79m (9'5" x 12'5")
- Bedroom 3:** 1.97m (6'5") x 2.79m (9'2") max
- Reception/Dining Room:** 4.33m x 4.03m (14'3" x 13'3")
- Kitchen:** 4.15m x 2.31m (13'8" x 7'7")
- Entrance Hall:**

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Total area: approx. 77.4 sq. metres (833.4 sq. feet)

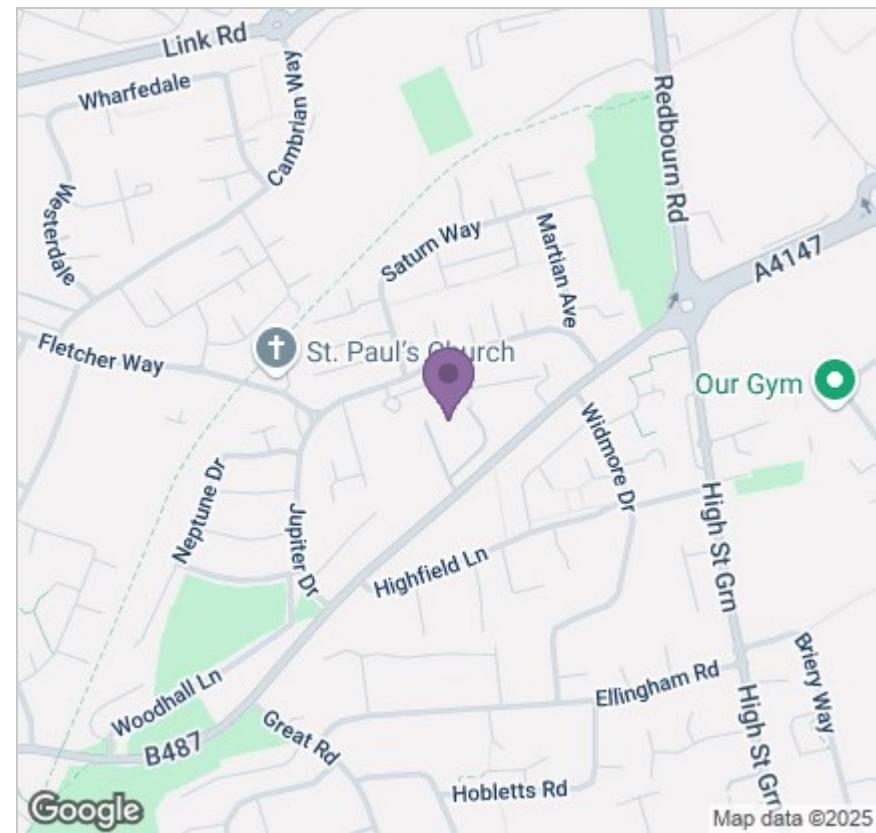
Although Mulburries LTD ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purpose only as defined by RICS code of measurement practice. No guarantee is 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.

Viewing

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

Area Map



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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.