



Mulburries

Westview Rise , Hemel Hempstead, HP2 5DQ

Offers in the region of £425,000



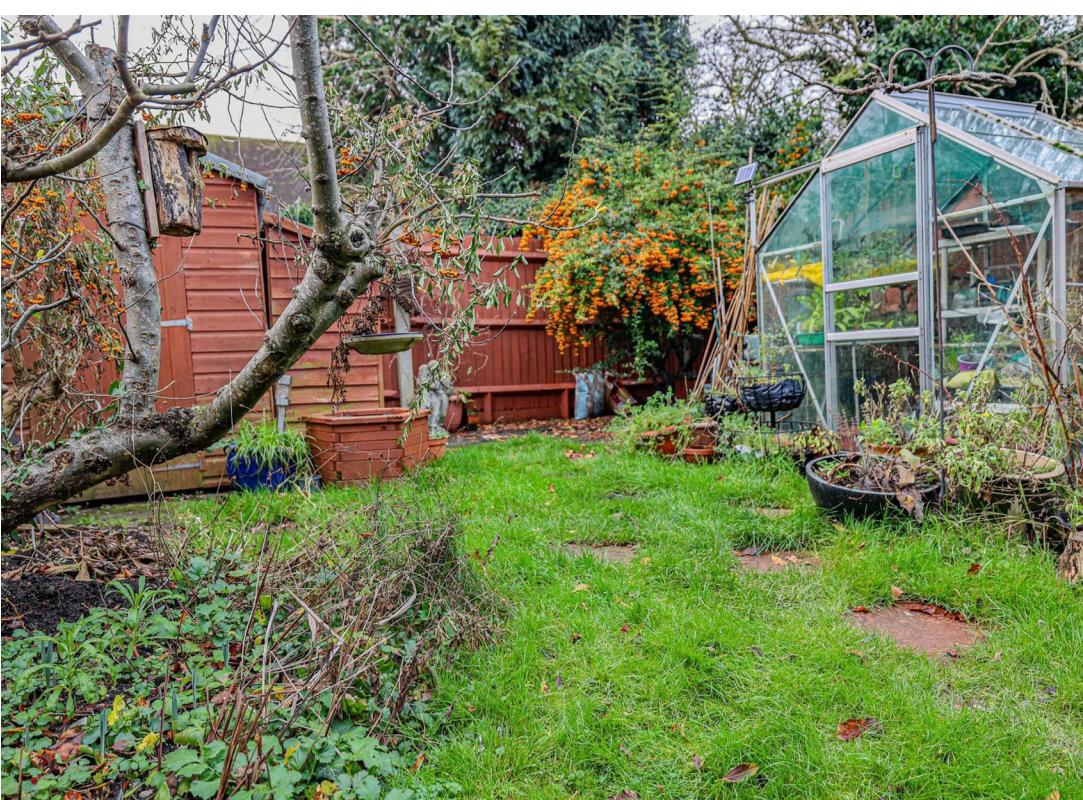
# Westview Rise, Hemel Hempstead, HP2 5DQ

- 3/4 BEDROOM TOWNHOUSE
- OLD TOWN LOCATION
- SOUTH WEST FACING GARDEN
- INTEGRATED GARAGE
- SOLAR PANELS AND BATTERY STORAGE
- OFF STREET PARKING FOR 2 CARS PLUS VISITOR SPACES
- ELECTRIC CAR CHARGER
- GROUND FLOOR W.C
- COUNCIL TAX BAND -D
- OFFICE

Situated in the heart of the picturesque Hemel Old Town, this charming townhouse on Westview Rise offers over 1,196 square feet of comfortable, homely living space. Beautifully arranged across three levels, this welcoming property provides a flexible layout that perfectly suits family life, professionals, or anyone seeking extra room to work and relax.

Step inside and discover a thoughtfully designed interior featuring two generous double bedrooms and a third single bedroom. Additionally, there's a versatile guest room currently used as a home office, lending itself perfectly to multiple lifestyle needs. The ground floor hosts a convenient WC, while the upper





level is served by a well-appointed family bathroom, ideal for busy households.

Outdoor space is abundant, courtesy of a delightful south-west facing patio and lawn garden - ideal for entertaining, soaking up the afternoon sun, or for little ones and pets to play safely.

Parking is never a concern, with a driveway offering space for two cars, an integrated garage, and plentiful visitor spaces.

A standout feature of this property is its superb location. Set amid the timeless cobbled streets and unique charm of Hemel Old Town – famously featured in Ricky Gervais' 'Afterlife' – you are just a short stroll from an eclectic array of artisan coffee shops, independent boutiques, vibrant bars, and celebrated restaurants. Perfectly blending leisure and community spirit, Gadebridge Park sits nearby, renowned for its family-friendly play areas, a popular splash park, and lively local events throughout the year.

With all the character of Hemel's most desirable enclave on your doorstep, and space to suit your every need, this welcoming townhouse awaits its next owners. Arrange a viewing today to truly appreciate what's on offer.

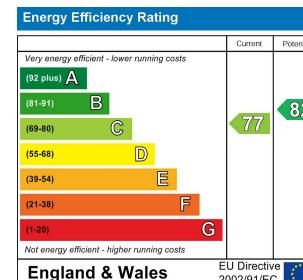
## Floor Plan



## 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.

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.