

Mulburries

Newfield Lane , Hemel Hempstead, HP2 4DY

Guide price £550,000





## Newfield Lane, Hemel Hempstead, HP2 4DY

- Extended open-plan Kitchen/Breakfast/Dining Room
- Statement island and contemporary fitted units
- Separate reception/living room with character fireplace
- Three Large Double Bedrooms
- Immaculate Generous Family Bathroom
- Useful utility room plus convenient ground-floor WC
- Large rear garden with broad paved patio—perfect for entertaining
- Enclosed lawn with established boundaries and timber outbuildings/sheds
- Smart frontage with lawned garden and attractive approach
- Approx. 115.1 sq m / 1,238.4 sq ft total internal area (approx.)

Set behind a smart frontage and approached via a paved path across the front lawn, New Field Lane is a beautifully presented home offering an excellent blend of contemporary style, practical space and family-friendly flow. From the moment you step inside, the property feels bright, calm and welcoming, with well-planned accommodation arranged over two floors and finished in a modern, neutral palette that enhances the sense of light and proportion throughout.

The heart of the home is the superb open-plan kitchen and dining room, a generous everyday living space designed for both relaxed family life and entertaining. Sleek







cabinetry provides ample storage, while the central island creates a natural gathering point for coffee, casual meals and conversation as dinner is prepared. With space for a large dining table, this impressive room is perfectly suited to hosting, and its connection to the garden makes indoor-outdoor living feel effortless in warmer months.



Complementing the open-plan hub is a separate reception room, offering a quieter retreat with a cosy ambience and a characterful fireplace as a focal point. Whether used as a snug, a formal sitting room or a family lounge for evenings in, it provides welcome flexibility alongside the larger kitchen/dining space. Practical features on the ground floor include a useful utility room, ideal for laundry and additional storage, and a convenient WC for guests and day-to-day use.



Upstairs, the first floor offers three well-proportioned bedrooms, providing comfortable accommodation for families, professionals or those seeking a dedicated home office. The principal bedroom is an inviting space with ample room for wardrobes, while the remaining bedrooms offer versatility for children, guests or working from home. The family bathroom is a particular highlight, finished in a stylish contemporary design and featuring both a freestanding bath and a separate shower enclosure, creating a boutique feel for everyday routines.





Floor Plan



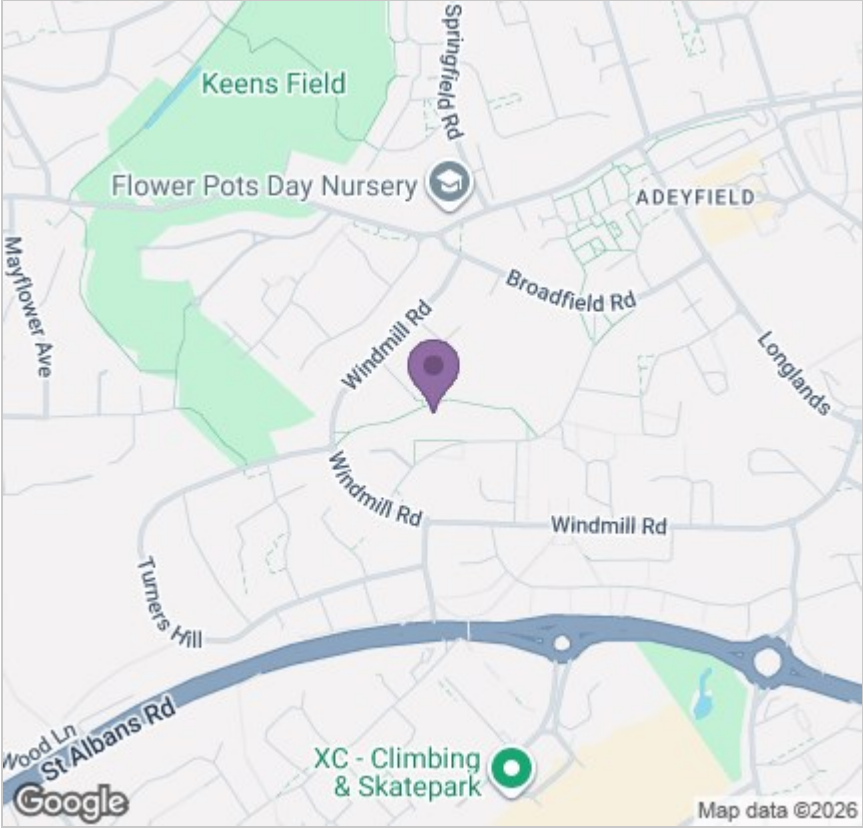
Viewing

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

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Area Map



Energy Efficiency Graph

