

Mulburries

Elmwood Grove , Hemel Hempstead, HP3 9YD

Guide price £400,000



## Elmwood Grove, Hemel Hempstead, HP3 9YD

- Approx. 66.5 sq. m / 715.8 sq. ft of well-planned accommodation
- Immaculately presented throughout – ideal “move straight in” condition
- Spacious rear living room with plenty of space for relaxing and dining
- Modern fitted kitchen with good storage and worktop space
- Downstairs WC for everyday convenience
- Two generous double bedrooms on the first floor
- Contemporary family bathroom with a clean, modern finish
- Useful internal storage on both floors
- Private enclosed rear garden with patio, lawn and timber shed
- Popular Hemel Hempstead location, close to amenities, green space and commuter links

A stylish and immaculately presented two double bedroom home offering bright, well-planned accommodation of approx. 66.5 sq. m / 715.8 sq. ft, ideal for first-time buyers, downsizers or investors.

The ground floor welcomes you into an entrance hall with useful storage, leading to a modern fitted kitchen with ample worktop space and integrated-style finish,





plus a convenient downstairs WC. To the rear, the generous living room provides a superb everyday space with plenty of room for both relaxing and dining, opening out to the garden – perfect for entertaining in the warmer months.

Upstairs, the property continues to impress with two well-proportioned double bedrooms, complemented by further storage and a smart family bathroom finished in a contemporary style.

Outside, the rear garden is a real highlight: a private, enclosed space with patio seating, lawn and a timber shed – ideal for children, pets and summer barbecues.

Set within a popular Hemel Hempstead location, Elmwood Grove is well placed for local amenities, green spaces and commuter links, making this a superb all-round home ready to move straight into.



## Floor Plan

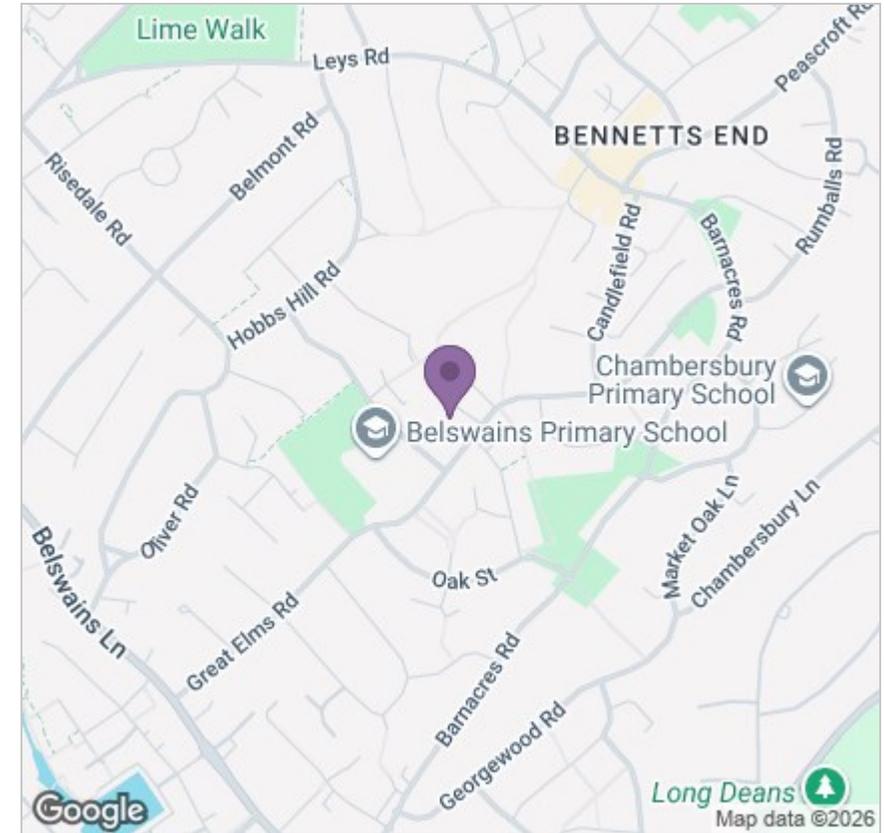


## Viewing

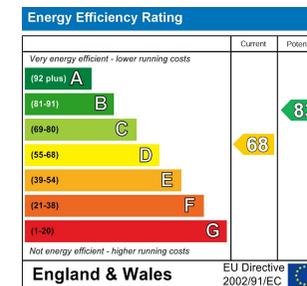
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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