

Mulburries

Larchwood Road , Hemel Hempstead, HP2 5NA

Guide price £450,000



## Larchwood Road, Hemel Hempstead, HP2 5NA

- PURPOSE BUILT FOUR BEDROOM HOME
- GROUND FLOOR SHOWER ROOM
- LARGE REAR GARDEN WITH EXTENSION POTENTIAL (stpp)
- UTILITY AREA
- THREE DOUBLE BEDROOMS + SIZABLE SINGLE ROOM
- OVER 1200 SQUARE FEET INTERNALLY
- POTENTIAL FOR OFF STREET PAKRING SUBJECT TO COUNCIL PERMISSION
- FAMILY BATHROOM



Nestled in the tranquil neighbourhood of Larchwood Road, Hemel Hempstead, this spacious end-terrace house offers a delightful blend of comfort and potential. Built in 1955, the property spans an impressive 1,242 square feet, providing ample space for family living.

Upon entering, you are greeted by three well-proportioned reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The ground floor features



a convenient shower room and a utility space, enhancing the practicality of daily life. The heart of the home is undoubtedly the four sizable bedrooms located on the first floor, complemented by a family bathroom that caters to the needs of a growing household.

One of the standout features of this property is the large rear garden, which presents an excellent opportunity for outdoor activities or gardening enthusiasts. There is also potential for further extension, subject to planning permission, allowing you to tailor the home to your specific needs.

While street parking is currently available, there is the possibility of off-street parking, subject to approval, which adds to the convenience of this lovely residence.

This charming home is situated in a quiet residential area, making it an ideal choice for families seeking a peaceful environment while still being close to local amenities. With its generous living space and potential for enhancement, this property is a wonderful opportunity for those looking to settle in Hemel Hempstead.

## 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

