

Mulburries



St. Albans Hill, Hemel Hempstead, HP3 9NQ

Guide price £450,000



**St. Albans Hill, Hemel Hempstead, HP3 9NQ**

- OVER 1000 SQUARE FEET INTERNALLY
- SOUTH WEST FACING GARDEN
- GROUND FLOOR W.C
- KITCHEN/DINER
- SPACIOUS RECEPTION ROOM
- COUNCIL TAX BAND -D
- POTENTIAL REAR EXTENISON (STPP)

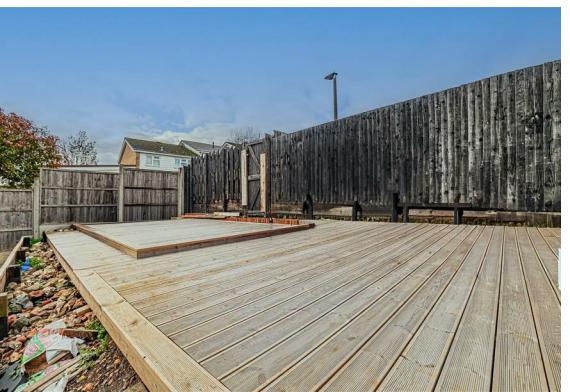


Situated in the central area of Hemel Hempstead, Mulburries welcome this charming semi-detached home which offers a delightful blend of comfort and potential.

Spanning an impressive 1,027 square feet, the property boasts spacious rooms throughout, making it an ideal family home.

Upon entering, you are greeted by a welcoming large reception room that provides a perfect space for relaxation or entertaining guests. A sizable kitchen/dining room with ample fitted storage is another plus. The house features three well-proportioned bedrooms, ensuring ample accommodation for family





members or visitors. The bathroom is conveniently located, and there is an additional guest W.C. for added convenience.

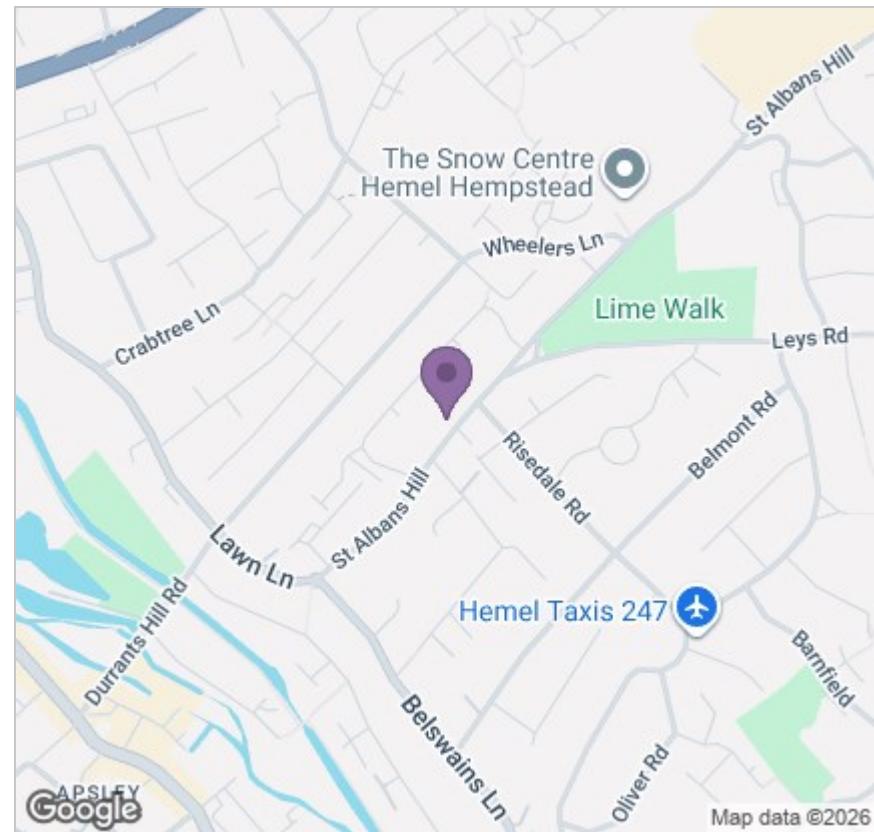
One of the standout features of this property is the large south-west facing garden. This outdoor space is not only perfect for enjoying sunny afternoons but also presents an exciting opportunity for extension, should you wish to expand the living area. The recently installed decking area enhances the garden's appeal, making it an excellent spot for hosting gatherings or simply enjoying a quiet evening outdoors.

With its prime location and generous living space, this semi-detached house on St. Albans Hill is a wonderful opportunity for those seeking a comfortable and versatile home in Hemel Hempstead. Whether you are a growing family or looking to invest, this property is sure to meet your needs and exceed your expectations.

## Floor Plan



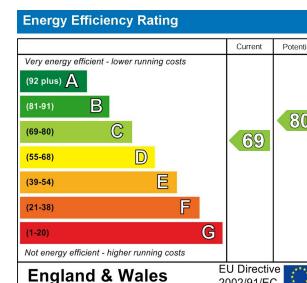
## Area Map



## Viewing

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

## Energy Efficiency Graph



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.