

Mulburries

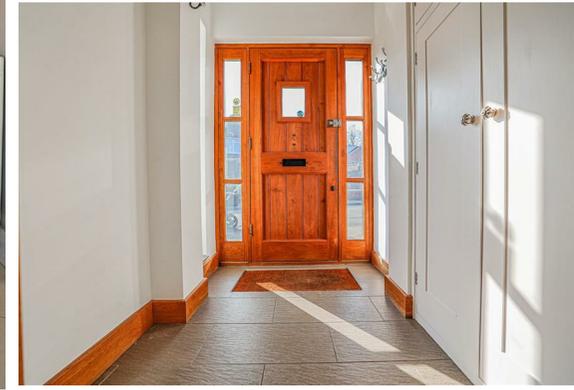
The Horseshoe , Hemel Hempstead, HP3 8QT

Offers in excess of £725,000



## The Horseshoe, Hemel Hempstead, HP3 8QT

- Sought-after cul-de-sac position in The Horseshoe
- Approx. 1,557 sq ft
- Four bedrooms, including a flexible ground-floor bedroom/home office
- Striking kitchen/dining area. Perfect for entertaining
- No upper chain
- Spacious lounge/diner with feature stove and garden access
- Private landscaped rear garden with detached garage
- Ground-floor shower room plus first-floor family bathroom
- PP Granted for first floor extension
- Generous driveway & carport



Mulburries present an exceptional four-bedroom family home tucked away in a sought-after cul-de-sac, offering approx. 1928 sq feet of beautifully bright, versatile accommodation with standout entertaining space, generous parking and a superb rear garden.

Mulburries are delighted to present The Horseshoe – a home that blends practical family living with an impressive sense of light and flow. The ground floor is centred around a striking kitchen/breakfast room featuring a statement island, quality cabinetry and excellent storage, with space for modern appliances and everyday dining. This opens seamlessly into a stunning glazed conservatory, creating a wonderful lifestyle hub with garden views –



perfect for hosting, relaxing or letting the seasons in, year-round.

A spacious lounge/diner provides further flexibility, enhanced by a feature stove and doors to outside, while a separate reception room offers the ideal playroom, snug or formal sitting room. Completing the ground floor is a useful bedroom/home office and a stylish shower room, ideal for multigenerational living or working from home.

Upstairs, the first floor offers three further bedrooms and a family bathroom, with excellent proportions throughout. Importantly, the property also benefits from planning permission for a first-floor extension, presenting an exciting opportunity to enhance and tailor the space to your needs.



Outside, the home continues to impress. A wide driveway and carport provide ample off-street parking, while the rear garden is a private haven with sweeping patio areas for al fresco dining, a level lawn and mature borders. A substantial detached outbuilding/garage adds superb practicality and could suit a studio, gym or workshop (subject to any necessary consents).

Well positioned for local amenities, green spaces and convenient commuter connections, this is a rare opportunity to secure a premium family home with scope to grow.

First Floor planning application:  
24/02544/FHA



## Floor Plan



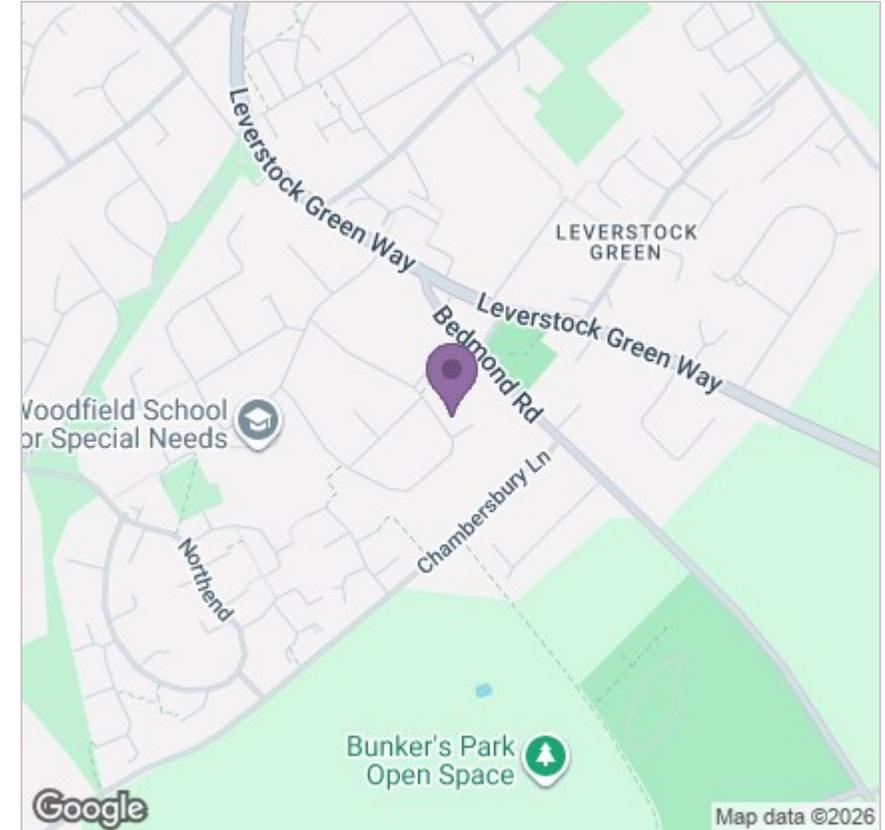
## Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	