



Leighton Buzzard Road, Hemel Hempstead

In Excess of £425,000

proffitt
& holt





Leighton Buzzard Road

Hemel Hempstead



We are delighted to introduce this charming three bedroom semi detached property, perfectly positioned in a sought after residential area with excellent motorway and transport links, ensuring easy access for commuters and families alike.

This character period home is presented in excellent condition throughout, seamlessly blending traditional features with modern comforts to create a warm and inviting atmosphere. Upon entering, you are greeted by a welcoming entrance hall that leads through to the spacious lounge, which boasts an abundance of natural light and offers an ideal space for relaxing or entertaining guests. The adjoining dining room provides a versatile area that is perfect for family meals or social gatherings, with thoughtful design touches adding to the overall sense of style and comfort.

The modern fitted kitchen features contemporary cabinetry, integrated appliances, and ample workspace, making it a pleasure to cook and entertain. Upstairs, the accommodation continues to impress with three bedrooms, each offering comfortable living spaces. The family bathroom is finished to a high standard, providing a sleek and functional space for daily routines. The property is ideally situated close to a good selection of primary and secondary schools, making it an excellent choice for families seeking convenience and quality education options. Additionally, a variety of local shops and amenities are within easy reach, ensuring that daily essentials and leisure activities are always close at hand.

Viewing is highly recommended to fully appreciate the immaculate presentation and thoughtful layout of this delightful home, which combines character, practicality, and a superb location to offer a truly exceptional living experience.



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The property is situated within the large town of Hemel Hempstead with its extensive shopping, entertainment and leisure facilities and also Hemel Hempstead mainline railway station which provides frequent services into London, Euston. For the road commuter, both the M1 and M25 motorways are easily accessible along with other major road links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three Bedroom Semi Detached Property
- Lounge & Dining Room
- Excellent Condition Throughout
- Modern Fitted Kitchen
- Attractive Low Maintenance Rear Garden
- Excellent Motorway and Transport Links
- Close to Shops & Amenities
- Character Period Property
- Good Selection Of Primary & Secondary Schools





General Information

EPC – Energy Efficiency Rating: D

EPC – Environmental Impact Rating:

Council Tax Band: D

Tenure: Freehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

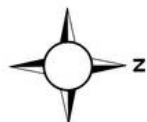
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







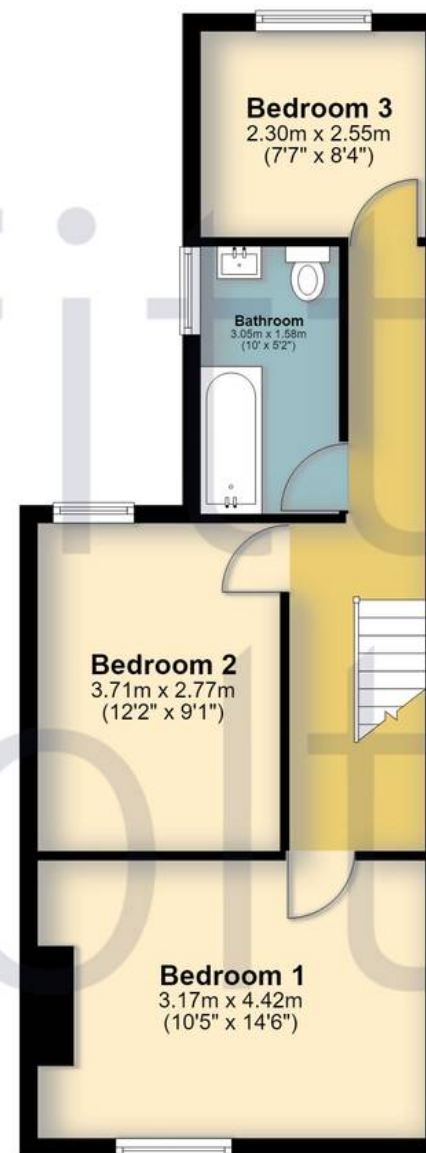
Ground Floor

Approx. 45.6 sq. metres (491.3 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.8 sq. feet)



Total area: approx. 90.8 sq. metres (977.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





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