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HERE TO GET you THERE
30 Hillfield Road, Hemel Hempstead, HP2 4AB

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Offers In Excess Of £735,000

- CHARMING 1930S FOUR BEDROOM DETACHED FAMILY HOME
- PRIME HEMEL HEMPSTEAD LOCATION
- VERSATILE ADDITIONAL RECEPTION ROOM/HOME OFFICE
- THREE DOUBLE BEDROOMS WITH FAMILY BATHROOM AND SEPARATE W/C
- GATED DRIVEWAY, OFF-ROAD PARKING, AND DOUBLE GARAGE ACCESS
- NO ONWARD CHAIN
- SPACIOUS LOUNGE/DINING ROOM WITH PATIO DOORS TO THE GARDEN
- KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY ROOM
- LARGE MATURE REAR GARDEN WITH PATIO SEATING AREA

Offered to the market with no onward chain, this charming four-bedroom detached family home occupies a prime position within Hemel Hempstead and presents a wonderful opportunity for buyers seeking a character property with excellent potential. Originally built in the 1930s, the home retains a wealth of charm while offering spacious and versatile accommodation ideally suited to modern family living.

The property is entered via an entrance porch, which leads into a welcoming inner hallway with stairs rising to the first-floor landing. The ground floor accommodation is both generous and adaptable, centred around a large lounge/dining room positioned to the rear of the property. This bright and inviting space enjoys pleasant views over the garden and benefits from patio doors opening directly onto the rear garden, creating an ideal setting for both everyday living and entertaining.

The kitchen/breakfast room is fitted with a range of floor and wall-mounted units with work surfaces over and provides ample space for dining and freestanding appliances. A separate utility room adds further practicality and convenience. The ground floor also benefits from a cloakroom and an additional reception room, offering excellent flexibility to be used as a home office, playroom, snug, or even a ground floor bedroom if required.

The first-floor landing opens to three well-proportioned double bedrooms, all offering excellent space for family living. The accommodation is completed by a three-piece family bathroom alongside a separate W/C for added convenience. Accessed via a loft hatch from the first-floor landing, the spacious loft area offers excellent additional potential and could be ideal for conversion into a principal bedroom suite with ensuite facilities, subject to the necessary planning permissions and building regulations.

Externally, the property continues to impress with a substantial and mature rear garden, predominantly laid to lawn and enhanced by a patio seating area, established flower beds, and mature trees, creating a private and peaceful outdoor retreat. To the front, a gated driveway provides off-road parking for multiple vehicles and leads to the double garage. The garage can also be conveniently accessed internally via the front entrance porch.

Combining character features, generous living space, and outstanding potential, this attractive detached home enjoys a highly sought-after location close to well-regarded schools, local amenities, and excellent transport connections.

Hemel Hempstead is a thriving Hertfordshire town that perfectly balances modern convenience with surrounding countryside charm. Popular with families and commuters alike, the area offers an excellent range of amenities including shopping centres, restaurants, cafés, leisure facilities, and well-regarded schools for all ages.

The town benefits from superb transport connections, with Hemel Hempstead railway station providing fast and regular services into London Euston, making it an ideal location for commuters. Excellent road links via the M1, M25, and A41 also provide convenient access to London, St Albans, Watford, and the wider Home Counties.

Residents can enjoy an abundance of green spaces and recreational areas, including Gadebridge Park, nearby canal walks, and the picturesque Chiltern Hills, all offering excellent opportunities for walking, cycling, and outdoor activities.

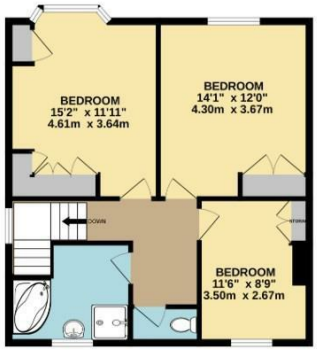
Combining strong transport links, excellent local amenities, and a wide variety of property styles, Hemel Hempstead continues to be one of Hertfordshire's most popular and well-connected locations for buyers seeking both lifestyle and convenience.

Agent Note

Previous structural movement, mainly resulting in cosmetic internal and external cracking, was caused by oak tree roots from a neighbouring property damaging drains at 30 Hillfield Road and eroding surrounding ground. The tree was removed, drains repaired, and the property monitored by Global 360 for three years with no further movement recorded. Remedial works, including brick stitching and redecoration, were completed thereafter. A COSA certificate was issued in December 2023 and the Direct Line claim closed on 08/01/2024.

GROUND FLOOR
1361 sq.ft. (126.4 sq.m.) approx.

1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



LOFT
150 sq.ft. (13.9 sq.m.) approx.

TOTAL FLOOR AREA : 1978sq.ft. (183.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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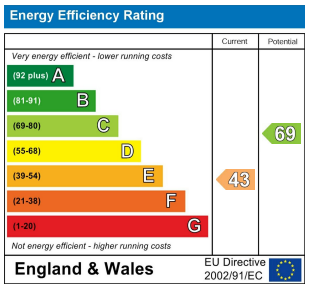

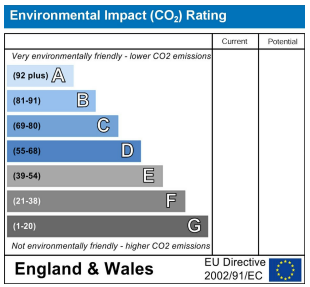

HERITAGE

B. SQUIRE

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