



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Elmwood Grove, Hemel Hempstead, HP3 9YD
Asking Price £400,000

Enjoying a peaceful cul-de-sac position in the highly regarded Elmwood Grove area of Hemel Hempstead, this well-presented two double bedroom end-of-terrace family home offers comfortable living in a convenient and family-friendly setting.

Elmwood Grove is a popular residential enclave known for its quiet surroundings, modern homes, and strong sense of community. The area is particularly attractive to families and professionals alike, benefiting from nearby green spaces, local shops, reputable schools, and excellent transport connections. Residents enjoy easy access to scenic walks along the Grand Union Canal and open countryside, while still being within reach of the town centre's amenities, including shopping facilities, restaurants, and leisure services.

The property itself is thoughtfully arranged and well maintained. The ground floor comprises a welcoming entrance hall, with a fitted kitchen positioned to the front aspect, offering a pleasant outlook over the cul-de-sac.

A convenient downstairs WC adds practicality, while to the rear of the property the spacious living room provides an ideal space for relaxing or entertaining. Patio doors open directly onto the rear garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living. Stairs rise to the first floor, with useful storage located beneath.

Upstairs, the first floor features two generous double bedrooms, both offering comfortable proportions and versatility for family living, guests, or home working.

A further storage cupboard is located off the landing, alongside a well-appointed family bathroom.

Externally, the property benefits from a southwest facing rear garden, making it a wonderful sun trap throughout the day. The garden is mainly laid to lawn and enhanced by mature shrubs, providing privacy and greenery, with a garden shed offering additional storage. To the front, the home enjoys residents parking.

Elmwood Grove is ideally situated close to Apsley Railway Station, providing convenient mainline services into London, making it an excellent choice for commuters. The nearby A41 and M25 also offer easy road links to surrounding towns and cities, further enhancing the area's accessibility.

Combining a desirable cul-de-sac setting, well-balanced accommodation, outdoor space, and excellent transport links, this charming home presents an ideal opportunity for first-time buyers, young families, or those looking to downsize within this sought-after part of Hemel Hempstead.

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a relative of a member of staff within Bradford & Howley.

Tenure: Freehold
Council Tax Band: C
EPC Rating: D



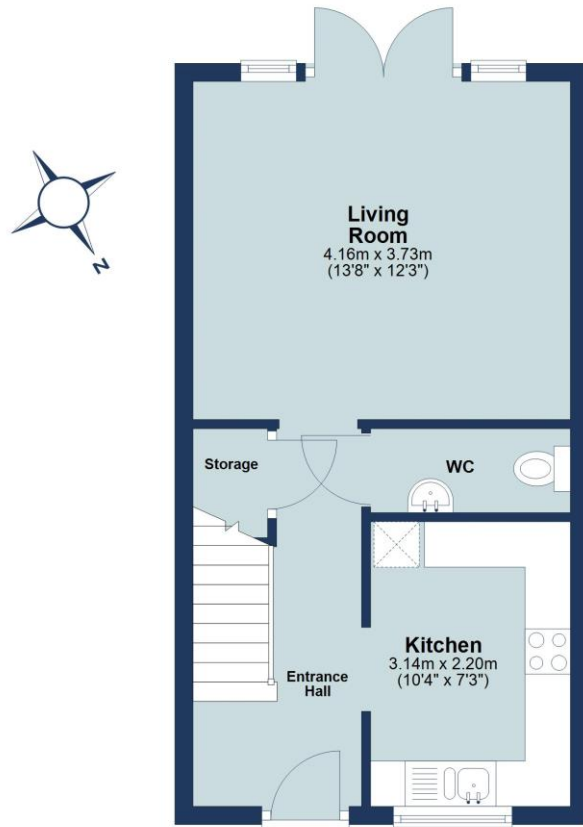






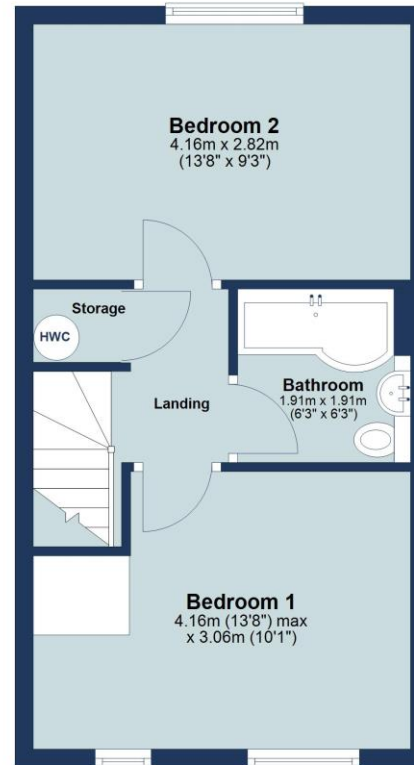
Ground Floor

Approx. 33.3 sq. metres (357.9 sq. feet)



First Floor

Approx. 33.3 sq. metres (357.9 sq. feet)



Total area: approx. 66.5 sq. metres (715.8 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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f @bradfordandhowley
@ @bradfordandhowley
in @bradford-howley
▶ @bradfordhowley4660

☎ 01582 769966
✉ harpenden@bradfordandhowley.com
📍 42 High Street, Harpenden, Herts, AL5 2SX

bradfordandhowley.com