



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

Astley Road, Hemel Hempstead, HP1 1HU
Asking Price £435,000

Offering over 1,100 sq. ft. of well-planned living accommodation, this deceptively spacious three-bedroom family home is offered to the market with the added benefit of no upper chain.

The accommodation begins with a welcoming entrance porch, providing a practical space for coats and shoes, before leading into the attractive bay-fronted living room featuring a charming wood-burning stove.

A door opens into the dining room, where French doors provide direct access to the rear garden. The dining room flows seamlessly into the kitchen, which in turn leads to a useful utility room.

Stairs rising from between the living and dining rooms lead to the first floor, where there are two generously proportioned bedrooms and a well-appointed family bathroom.

A further staircase rises to the second floor, offering a third bedroom and a separate study, ideal for those working from home or in need of additional flexible living space.

Outside, the mature rear garden enjoys a patio seating area, lawn, established shrubs and trees, and a garden shed, creating an attractive outdoor space for both relaxation and entertaining.

The property also benefits from a single garage, located in a nearby block, which is included in the sale under its own separate leasehold title.

Conveniently situated on Astley Road in Hemel Hempstead, the property is ideally positioned for easy access to the mainline railway station, making it an excellent choice for commuters, while also being close to well-regarded schools and a range of local amenities.

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



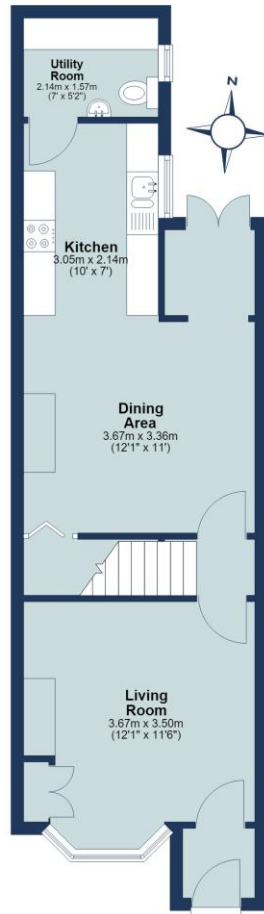






Ground Floor

Approx. 43.3 sq. metres (466.4 sq. feet)



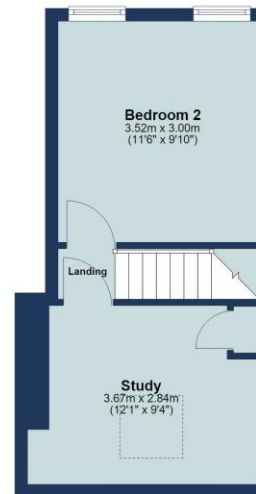
First Floor

Approx. 35.3 sq. metres (380.0 sq. feet)



Second Floor

Approx. 24.8 sq. metres (267.4 sq. feet)



Total area: approx. 103.5 sq. metres (1113.8 sq. feet)

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

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

Looking to Sell or Let
your current home?



Scan me to request your FREE
Instant Online Valuation!

Fresh
FINANCIAL



Sign up for FREE mortgage monitoring today,
giving you peace of mind you are on the right
deal, every month.

We will compare your mortgage against
thousands of deals and send you a monthly
report.

Please note that mortgage monitoring does not
constitute mortgage advice.

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

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

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

bradfordandhowley.com