



29 Hillfield Road
Hemel Hempstead, Hertfordshire

A stylish modern family home with five bedrooms and light, airy living space, in a sought-after Hemel Hempstead setting.

A beautifully appointed contemporary home with spacious accommodation and stylish décor. Set in a highly desirable residential position in Hemel Hempstead, just a quarter of a mile from the town centre with its wealth of shops and amenities, and within easy reach of the town's excellent transport connections.



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARAGE



GARDEN



FREEHOLD



TOWN



2,224 SQ FT



**GUIDE PRICE
£1,250,000**



The property

29 Hillfield Road is a stylish family home that features white rendered elevations outside, while inside the accommodation has been decorated and finished with an eye for detail and style, including contrasting colour details and high-quality contemporary fittings throughout, with the additional benefit of an air source heat pump and solar panels, enhancing energy efficiency and reducing running costs.

The ground floor has a welcoming reception hall with chequerboard floor tiling and glass-paned internal doors letting plenty of natural light in. Off the reception hall there is a cloakroom, utility room and a private study for home working, as well as double doors leading to the heart of the home – the open-plan kitchen, dining room and sitting area. The room extends to 45ft across the middle of the house and provides an ideal space for everyday family living or entertaining guests. There is dark wooden flooring, recessed LED lighting and a modern fireplace, as well

as space for a seating area and a family dining table. Dual French doors open to the garden, with bi-folds leading to the sunny conservatory, while the kitchen itself has sleek modern units in black, contrasting white worktops, a split butler sink and integrated appliances.

A turned staircase leads from the entrance hall to the first-floor landing, off which there are four well-presented double bedrooms. Three of these benefit from built-in wardrobes, while one has an en suite bathroom. The first floor is also home to the family bathroom. Stairs lead to the second floor, where there is a generous principal bedroom with fitted wardrobes, eaves storage and en suite bathroom.



Outside

At the front of the property, the resin-bound driveway provides parking space for several vehicles, as well as access to the integrated garage store. There is a bin store and utility area at the side, while the gardens at the rear include patio areas to both sides of the conservatory, which are ideal for al fresco dining. Beyond the patio there is an approximately 330 square metre artificial turf lawn with raised beds and a built-in pizza oven to one side and timber fencing to the other. Towards the end of the garden there is a timber-framed summer house, as well as a further outbuilding, which is used as a store and a home gym.

Location

The property is located close to the centre of Hemel Hempstead, within easy reach of all of the local amenities and with easy access to the mainline station. Hemel Hempstead boasts a good range of shops, supermarkets, cafés and restaurants, as well as all of the necessary local amenities. There is a leisure centre

and several pleasant parks, as well as an indoor ski slope, while there is also a good choice of golf courses surrounding the town. There is a good choice of schooling in the town, including the well-regarded primary schools – Hammond Academy, Two Waters and Brockswood Primary School. Central London is within easy reach, with services from Hemel Hempstead to London Euston taking less than 30 minutes. The M1 (junction 8) and M25 (junction 20) are both close-at-hand.



Distances

- Hemel Hempstead town centre 0.2 miles
- Berkhamsted 5.3 miles
- St. Albans 7.5 miles
- Harpenden 7.8 miles
- Hatfield 12 miles
- Welwyn Garden City 16 miles

Nearby Stations

- Hemel Hempstead
- Berkhamsted

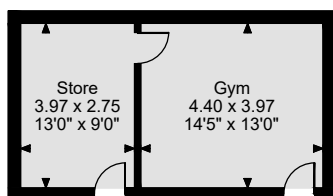
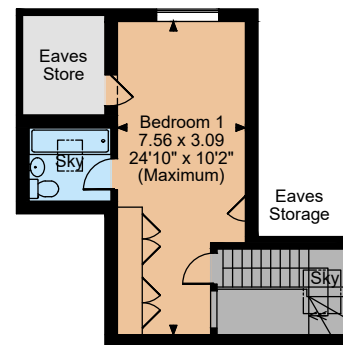
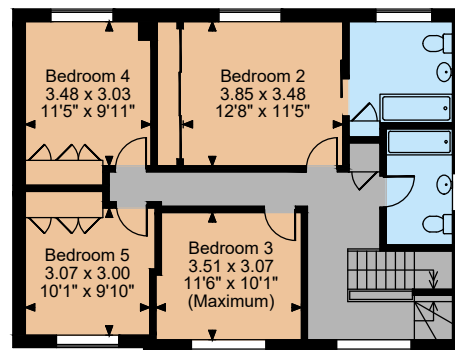
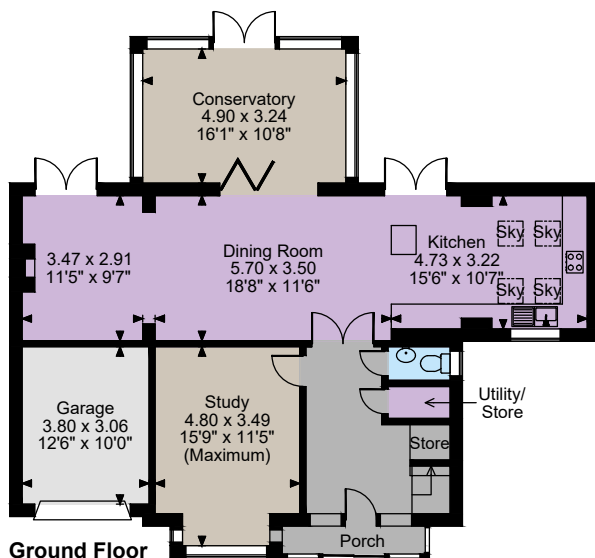
Key Locations

- Berkhamsted Castle
- Ashridge Estate
- Ashridge House
- Natural History Museum at Tring
- Whipsnade Zoo
- Chiltern Hills Area of Outstanding Natural Beauty

Nearby Schools

- Abbot's Hill
- Lockers Park
- Westbrook Hay
- Little Gaddesden CofE VA Primary School
- Berkhamsted
- Egerton-Rothesay
- Lockers Park
- Aldwickbury

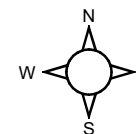




The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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Floorplans

Main House internal area 2,224 sq ft (207 sq m)

Garage internal area 125 sq ft (12 sq m)

Gym & Store internal area 312 sq ft (29 sq m)

Summer House internal area 78 sq ft (7 sq m)

Total internal area 2,739 sq ft (254 sq m)

For identification purposes only.

Directions

HP2 4AB

what3words: ///rating.until.chase - brings you to the driveway

General

Local Authority: Hertfordshire County Council

Services: Mains gas, electricity, water & drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F **EPC Rating:** E

Fixtures and Fittings: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

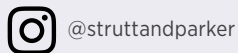
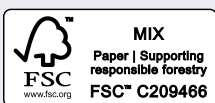
St Albans

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