



20 St. Michaels Avenue


Hemel Hempstead, Hertfordshire





BNP PARIBAS GROUP 


An impressive six-bedroom, situated in a popular and convenient position in a bustling town.


A beautifully presented detached family home, located on a desirable residential street in the popular and well-connected town of Hemel Hempstead. The property features attractive, flexible living and entertaining space with a west-facing garden outside, all within easy reach of the town centre and local transport connections.


**3 RECEPTION ROOMS**


**6 BEDROOMS**


**3 BATHROOMS**


**GARAGE**

**GARDEN**

**FREEHOLD**

**TOWN**

**2,320 SQ FT**

**GUIDE PRICE
£1,000,000**

The property

20 St. Michael's Avenue is a well-appointed family home that offers more than 2 300 sq. ft of attractive accommodation arranged over three floors.

The ground floor features three splendid reception rooms in which to relax and entertain. These include the generously proportioned formal sitting room at the front with its feature fireplace, as well as a dining room which is ideal for family meals. Across the back of the house, the sunny family room provides additional relaxed living space, including space for both a seating area and an informal dining area. Bi-fold doors welcome plenty of natural light and provide access to the patio at the rear. Adjoining the family room, the modern kitchen has sleek white fitted units, a breakfast bar, and integrated appliances, with further storage and space for appliances in the utility room.

The first floor comprises five double bedrooms, the smallest of which could serve equally well as a study, nursery, or dressing room. Each bedroom benefits from built-in storage, including the spacious principal

bedroom with its own en suite shower room. A further bedroom also enjoys en suite facilities, while a separate WC accompanies the family bathroom. The sixth bedroom is located on the second floor, featuring skylights and useful eaves storage.

Outside

At the front of the property there is a block-paved driveway with parking space for several vehicles, as well as access to the integrated garage, which is ideal for home storage or could be converted into additional living accommodation, subject to the necessary consents. The front garden has an area of lawn, while at the rear there is a west-facing landscaped garden, which welcomes plenty of sunlight throughout the day and into the summer evenings. The garden includes a patio area for al fresco dining with a split-level lawn beyond, bordered by timber fencing and tall hedgerows for a high degree of privacy from neighbouring homes. There is a timber-framed storage shed at the end of the garden, providing additional storage space.



Location

The property is located close to the centre of Hemel Hempstead, within easy reach of all 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 the necessary local amenities. There is a leisure centre and several pleasant parks, as well as an indoor ski slope, while there is also an excellent choice of golf courses surrounding the town. 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 1.9 miles
St. Albans city centre 5.6 miles
Berkhamsted 6.0 miles
Harpenden 8.2 miles
Hatfield 12 miles
Welwyn Garden City 15 miles

Nearby Stations

Hemel Hempstead
Apsley

Key Locations

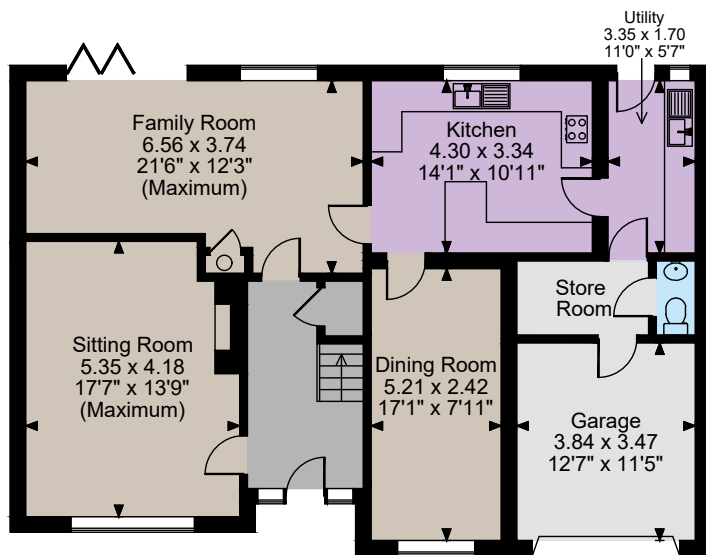
St. Albans Cathedral and Abbey
Verulamium Park
Hatfield House
Berkhamsted Castle & Deer Park
Warner Bros. Studio
Chiltern Hills National Landscape

Hertfordshire Zoo

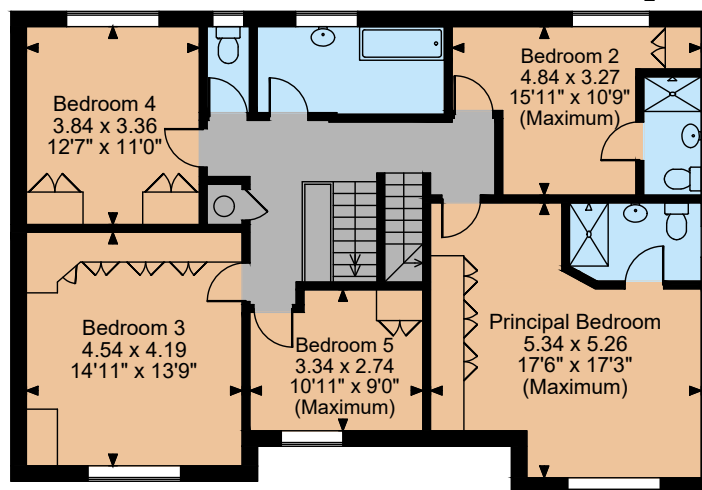
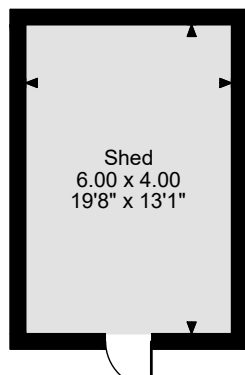
Nearby Schools

Lockers Park
Abbot's Hill
Westbrook Hay
Camp Primary and Nursery School
Windermere Primary School
Cunningham Hill Junior School
Cunningham Hill Infant School
Fleetville Junior School
Fleetville Infant and Nursery School
Samuel Ryder Academy
Beaumont School
St Alban & St Stephen Catholic Primary
School & Nursery
Nicholas Breakspear Catholic School

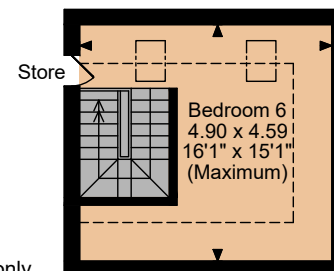




Ground Floor



First Floor

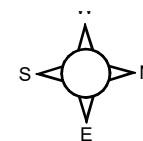


Second Floor

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

□□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8658475/IS



Floorplans

Main House internal area 2,320 sq ft (216 sq m)

Garage internal area 143 sq ft (13 sq m)

Shed internal area 258 sq ft (24 sq m)

Total internal area 2,721 sq ft (253 sq m)

For identification purposes only.

Directions

HP3 8HG

what3words: ///poem.mason.pads - brings you to the driveway

General

Local Authority: Dacorum Borough Council

Services: Electricity, gas, mains water and drainage.

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

Council Tax: Band G EPC Rating: D

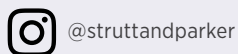
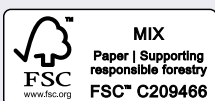
Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

St Albans

5 London Road, St Albans, AL1 1LA

01727 840285

stalbens@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken Aug 2025. Particulars prepared Aug 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited