



Marlborough Rise  
Hemel Hempstead, HP2 6DU

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## Marlborough Rise, Hemel Hempstead

This charming, detached house is situated at the end of a peaceful cul-de-sac, offering privacy and a serene living environment. The property boasts a spacious lounge providing ample space for comfortable seating arrangements and is filled with natural light, creating a warm and inviting atmosphere.

The house also includes a modern, fitted, and applanced kitchen, equipped with quality appliances. In addition the property boasts a newly fitted utility room, providing convenient space for laundry and additional storage and downstairs cloakroom adding to the practicality of the home, offering convenience for residents and guests.

Upstairs, you will find three well-proportioned bedrooms, each providing a peaceful retreat for relaxation. The bathroom features a modern white suite with a shower over the bath.

Additionally, the property includes a separate garage, offering secure parking and storage space for vehicles or other belongings.

The attractive gardens surrounding the house enhance its overall appeal, providing an outdoor space for relaxation, gardening, or entertaining.

Furthermore, the property offers off-road parking, ensuring convenience and ease for residents and visitors.

This family home is situated in the Grove Hill area of Hemel Hempstead, close to local shops and amenities. The area benefits from being close to the M1 and M25 motorways, providing easy links to Heathrow, Gatwick and Luton airports and a short drive from the mainline station with a fast and frequent railway service into London Euston.

Hemel Hempstead has a good range of shopping facilities and recreational amenities including close by are the open spaces of Grove Hill playing fields, an IMAX cinema, The Snow Centre, an ice rink, the XC centre, and multiple restaurants.

The highly regarded Maple Grove and Aycliffe Primary schools and Astley Cooper Secondary schools are close by.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.




## Features

- Detached house
- Three bedrooms
- Fitted kitchen
- Separate utility room
- Cloakroom
- Quiet cul de sac
- Attractive gardens
- Garage and off road parking
- Convenient for local shops
- No chain

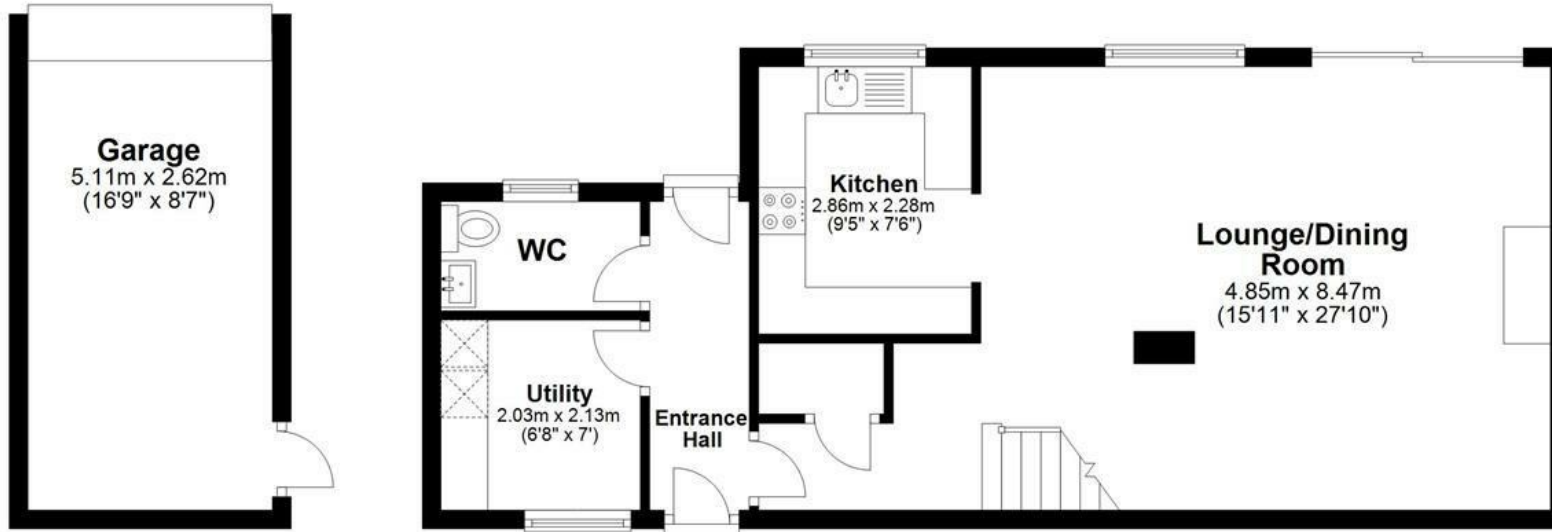
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		74	83
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

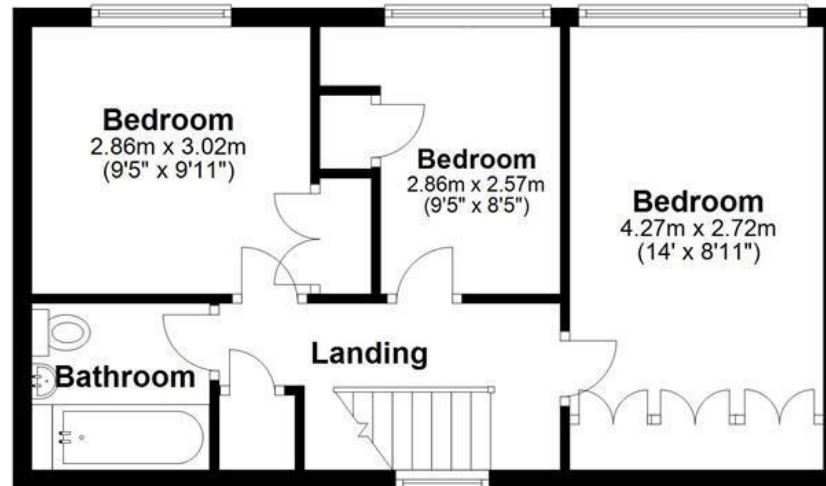
## Ground Floor

Approx. 65.2 sq. metres (702.0 sq. feet)



## First Floor

Approx. 40.7 sq. metres (438.0 sq. feet)



Total area: approx. 105.9 sq. metres (1140.0 sq. feet)

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



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