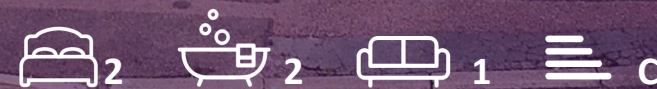


Mulburries

Roughdown Road , Hemel Hempstead, HP3 9AX

Guide price £360,000



Roughdown Road, Hemel Hempstead, HP3 9AX

- **UNIQUE TWO-BEDROOM DUPLEX APARTMENT**
- **APPROXIMATELY 970 SQ. FT. OF ACCOMMODATION**
- **OWN PRIVATE FRONT DOOR**
- **PRINCIPAL BEDROOM WITH EN-SUITE**
- **FAMILY BATHROOM & SEPARATE GUEST WC**
- **ALLOCATED PARKING**
- **MINUTES' WALK FROM HEMEL HEMPSTEAD STATION**
- **SURROUNDED BY THE BOXMOOR TRUST**



A TRULY UNIQUE AND EXCEPTIONALLY SPACIOUS TWO-BEDROOM DUPLEX APARTMENT, offering approximately 970 sq. ft. of accommodation, its own private front door, allocated parking and a superb position just minutes' walk from Hemel Hempstead mainline station.

Appearing much like a house from the outside, this rarely available home provides the space and layout of a house while retaining the convenience of apartment living. Arranged across two floors, the property is considerably larger than the average two-bedroom flat and must be viewed to be fully appreciated.



The ground floor opens into a private entrance hall with a useful guest cloakroom. From here, the accommodation flows into a dining area and fitted kitchen, alongside an impressive reception room measuring over 23 feet in length. The generous proportions create plenty of space for separate living, entertaining and home-working areas.

Upstairs, the substantial principal bedroom measures over 16 feet and benefits from its own en-suite shower room. There is a further well-proportioned double bedroom, a separate family bathroom and useful built-in storage.



Outside, the property benefits from allocated parking, while its highly convenient location places Hemel Hempstead station within a few minutes' walk—ideal for commuters requiring direct access into London Euston. The amenities of Boxmoor and Hemel Hempstead town centre are also within easy reach.

Offering almost 1,000 sq. ft. of internal space, two double bedrooms, two bathrooms, a separate cloakroom and a house-style arrangement, this is a genuinely distinctive home that stands apart from conventional apartment living. An internal viewing is strongly recommended.



Floor Plan

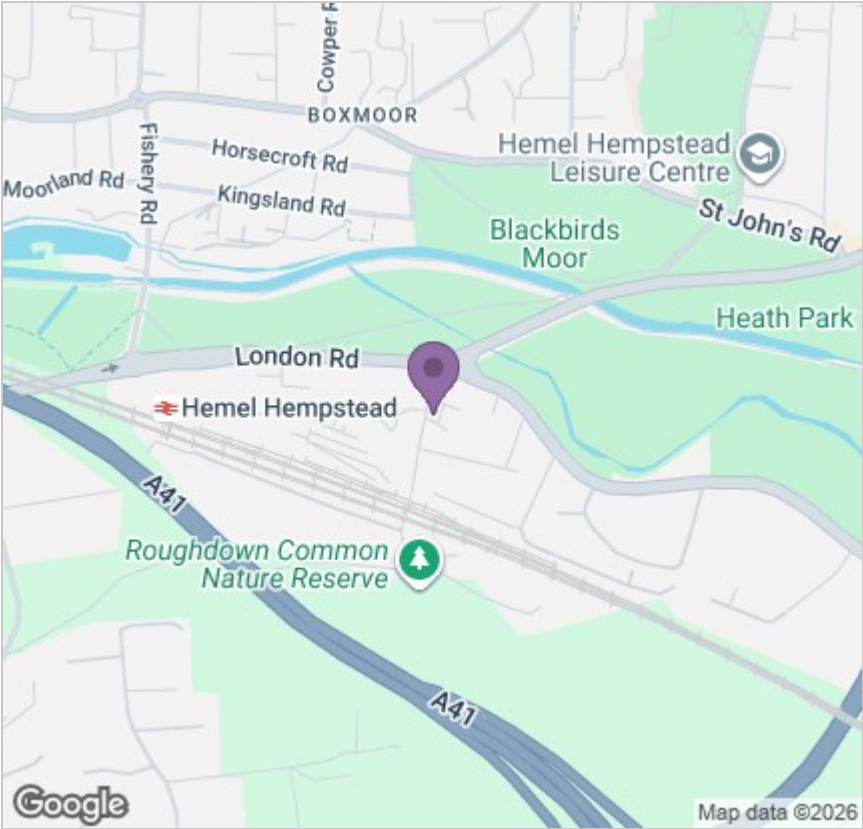


Viewing

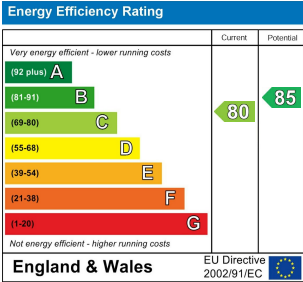
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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