



7 The Sonnets, Hemel Hempstead, HP1 3RS

Offers over £460,000

- Three Double Bedrooms
- Two Bathrooms
- Open Plan Living
- Bright & Airy
- Off Street Parking
- Great Location

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Guide Price £465,000 - £475,000. Nestled in the charming area of The Sonnets, Hemel Hempstead, this versatile three-bedroom semi-detached house presents an excellent opportunity for families seeking comfort and convenience. The property boasts two spacious reception rooms, providing ample space for relaxation and entertainment. Each of the three bedrooms is generously sized, ensuring that every family member enjoys their own comfortable retreat.

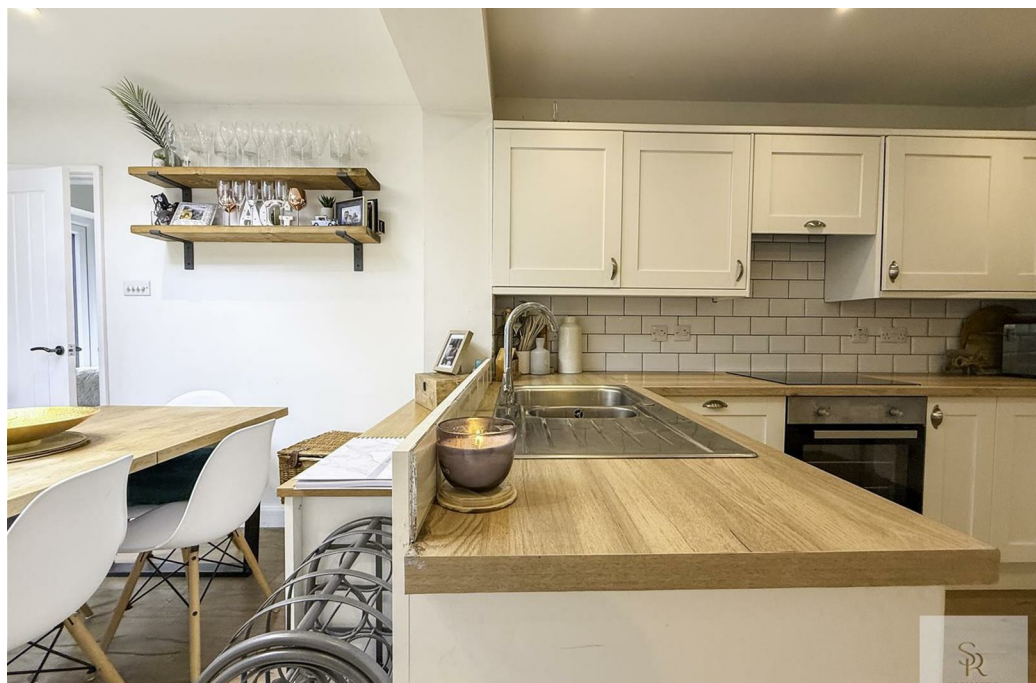
The home features a well-designed open-plan downstairs area, perfect for modern living and social gatherings. With the potential for extension, subject to planning permission, there is room to grow and adapt the property to suit your family's needs. The double cul-de-sac location enhances the sense of privacy and seclusion, making it an ideal setting for family life.

Conveniently situated in the popular Gadebridge Park area, this residence is within walking distance of the historic old town, offering a delightful mix of shops, cafes, and local amenities. Families will appreciate the proximity to excellent local schools, ensuring that educational needs are well catered for.

The property includes a bathroom on the first floor and a shower room on the ground floor, adding to the practicality of the home. With parking available, this semi-detached house is not only a comfortable living space but also a smart investment for the future. This delightful home is ready to welcome its new owners, offering a perfect blend of space, location, and potential.

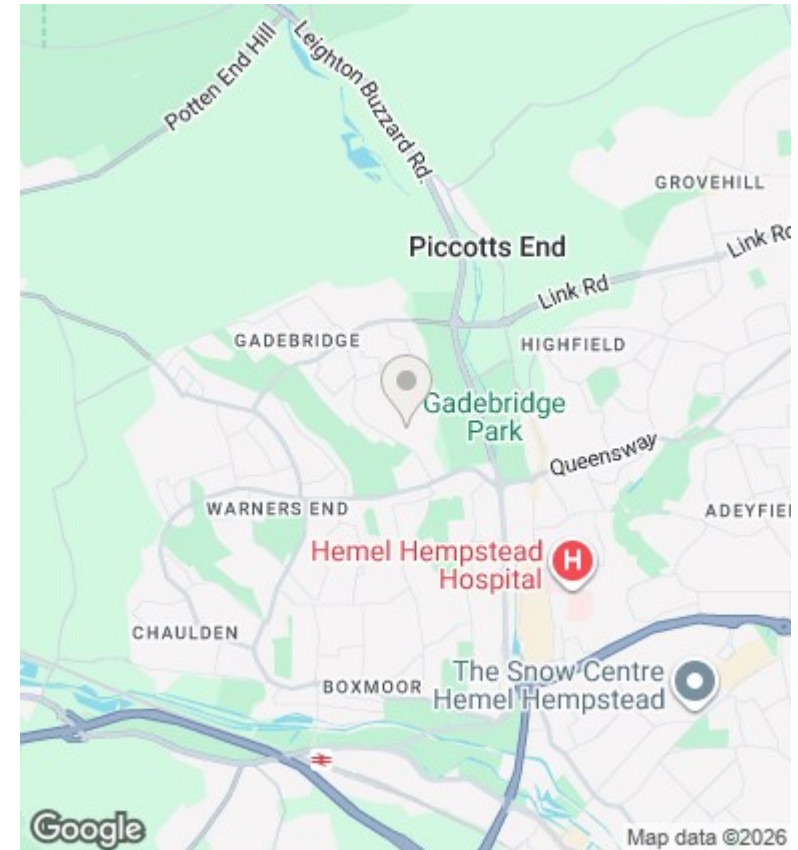


Council Tax Band: D



Area Guide

Gadebridge is a district of Hemel Hempstead in Hertfordshire, UK, located north west of Hemel Hempstead old town. It was developed in the 1960s on land that once formed part of the grounds of Gadebridge House. It centres on the Rossgate shopping parade. Gadebridge Park is the largest green space in Hemel Hempstead. A major Roman villa was discovered here at the time of its development (Gadebridge Park Roman Villa). The main road through the district is Galley Hill which passes the Rossgate shops.



Directions

Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	