





# Little Poppins, London Road, Hemel Hempstead, HP1 2RJ

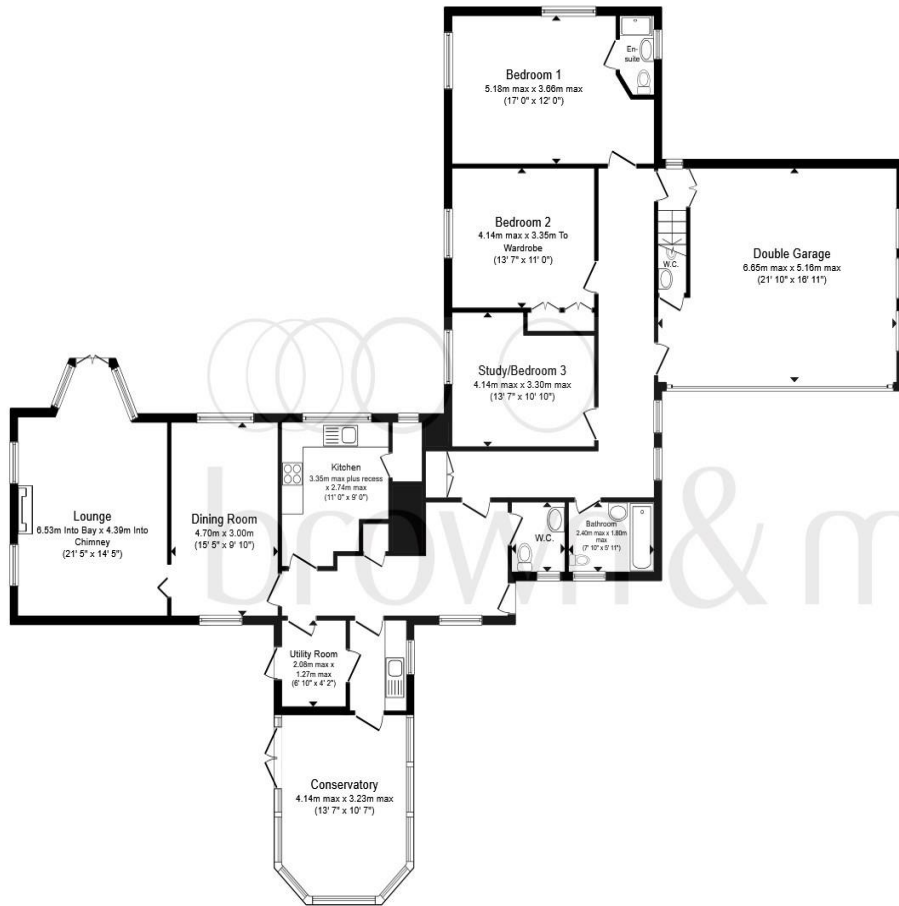
Guide Price: £1,000,000



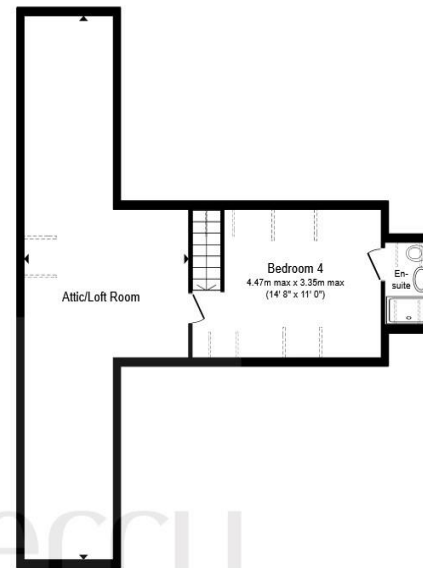
“Little Poppins” offers a wonderful and versatile accommodation throughout and is beautifully positioned within a generous plot. There are stunning views of the gardens from every corner of this family home; the lounge is bright and airy with natural light beaming through the bay window, the multi fuel stove inset into a brick chimney with tiled hearth. Both the dining room and conservatory are spacious and offer views of the garden. There are three bedrooms and a family bathroom on the ground floor with the master bedroom benefiting from fitted wardrobes and en-suite; bedroom three currently being used as an office. Stairs rise from the rear hallway leading to bedroom four, also benefiting from an en-suite. The large attic/ loft room is accessed via a door from bedroom four and benefits from a window, power and light. The sweeping driveway offers parking for several vehicles and leads to the double garage with an electric operated door. The double garage is also accessed from the main house and has separated a WC. There are many features to “Little Poppins” and without doubt the gardens are certainly a major component. Upon entering the grounds you are embraced by the calming sounds of the river Bulbourne flowing and breath-taking views of the garden. The garden is mainly laid to lawn with a variety of mature trees, hedging and herbaceous borders; there are two patio areas providing ample space to either entertain or just simply relax. A few small steps descend from the garden to the riverbank, providing a wonderful area to sit enjoy the peaceful setting of the river Bulbourne.







**Ground Floor**



**First Floor**



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Total floor area 259.2 sq. m. (2,790 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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EPC Rating: D

BKH100814- Version Two

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