

Achilles Close, Hemel Hempstead, HP2 5QA Asking price £725,000



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## \*\* NO UPPER SALES CHAIN \*\*

A unique opportunity to purchase this extended and re-modelled detached bungalow with single floor accommodation spanning in excess of 1200 SQFT situated on a truly breathtaking corner plot on Achillies Close, Hemel Hempstead offering further potential to extend into the loft space subject to the necessary permissions.

The layout comprises an entrance hallway with double doors to the 21FT open plan living/dining space, luxuriously appointed kitchen with granite work surfaces, utility room, principal bedroom with en suite bathroom, guest bedroom and a shower room.

Externally the property further boasts a sizeable frontage providing driveway parking for a number of vehicles and a sensational, mature, secluded garden wrapping around the side/rear of the property. Contact Sole appointed selling agents Sears & Co to arrange a viewing on this impressive home. Council tax band E.

## **Entrance Hallway**

Accessed via a composite front door. Tiled flooring. Recessed down lighting. Under floor heating. Access to the two bedrooms and shower room. Access via double doors into the living/dining area.

# Living/Dining Area

Double glazed bi folding doors leading to the garden. Double glazed window. Tiled flooring. Under floor heating. Recessed down lighting. Open plan to the kitchen/breakfast area.

#### **Kitchen Area**

Two double glazed windows. Lantern style heat reflective skylight. Fitted with a range of unit and storage solutions with granite work surfaces over also forming up stands and a breakfast bar. Inset sink. Garbage disposal. Integrated five ring gas hob and extractor over. Integrated dishwasher. Recessed down lighting. Tiled flooring. Under floor heating. Access to the utility room.

### **Utility Room**

Double glazed door leading to the garden. Two double glazed windows. Fitted with a range of eye and base level units with granite work surfaces over also forming up stands and window sills. Stainless steel sink and drainer unit with mixer tap. Integrated 'AEG' oven. Space for an American style fridge/freezer, washing machine and tumble dryer. Tiled flooring. Under floor heating. Recessed down lighting.

## **Principal Bedroom**

Double glazed window. Fitted range of wardrobes with sliding doors. Under floor heating. Access to the en suite bathroom.

## **En Suite Bathroom**

Double glazed window. Fitted with a four piece suite to include a tile enclosed bath, shower enclosure, low level w/c and a cabinet enclosed wash hand basin with mixer tap. Tiled walls. Tiled flooring. Under floor heating. Recessed down lighting. Extractor fan.

# **Bedroom Two**

Double glazed window. Fitted range of wardrobes with sliding doors. Under floor heating.

### **Shower Room**

Double glazed window. Fitted with a shower enclosure with 'Aqualisa' shower, low level w/c and a pedestal wash hand basin with mixer tap. Partially tiled walls. Tiled flooring. Under floor heating.

## **To The Front**

A substantial area of frontage primarily laid with block paving providing parking partly enclosed by a mixture of timber panel fencing and hedging. Planted borders. Gated access to the garden. Lighting. CCTV & alarm. Access to the front door.

## To The Side/Rear

A private rear garden enclosed by a mixture of timber fencing, hedging and mature planting. The garden is an outstanding feature of the property and is arranged with areas of patio a significant lawn surrounded by mature planting and planted beds. BBQ area with additional seating space. Bin store. Outside tap. Outside lighting. Gated side access.

# Outbuildings

An area of block paving at the gardens end providing access to a garden shed and a further building currently utilised as a home gym/office which benefits from network cables, power & lighting. Additional smaller shed unit. Combined shed space is roughly 16 square metres.







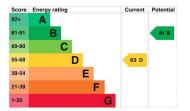
#### Total area: approx. 114.8 sq. metres (1235.8 sq. feet)

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