



Bourne End Lane Hemel Hempstead, Hertfordshire HP1 2RL



This charming period property is said to date back to the 1850's and has been tastefully extended and presented to a very high standard throughout. Of particular note is the lounge, with exposed floorboards, with natural light flooding the room and a gorgeous log burner stove to complete the room. The beautifully bespoke kitchen/ dining room is fitted with a range of wall and base units, complemented with a range of integrated appliances, opens onto a bright and spacious dining/ family room, the utility/ boot room is adjacent to the kitchen with a service door to a covered area.

To the first floor, there are three bedrooms and an impressive family bathroom. The master bedroom looks on to the pretty front garden, there are two bespoke built-in wardrobes to either side of the exposed chimney breast. The bathroom comprises of stunning four piece suite which includes a free standing ball & Claw bath and a walk-in shower. The attic room is spacious and bright with exposed chimney breast and wooden beams creating a wonderful versatile room.

Outside

The front garden offers an excellent area for the whole family to enjoy and relax; with a lawn area complemented by a well-stocked herbaceous border and a number of fruit trees. The rear garden has been delicately designed to provide a calming ambiance with raised flower beds, this part of the garden is simply perfect for Al fresco dining.

The garage has been converted in to three separate areas including a family room, study and a shower room, this area offers a fantastic additional accommodation with many different uses. The driveway provides parking for a number of vehicles.

Location

This property is located on a quintessential country lane in the village of Bourne End, which is situated on the ancient Roman Akeman Street between Hemel Hempstead and Berkhamsted and benefitting from a choice of pubs and eateries round the corner and almost equidistant between the mainline train stations of Hemel Hempstead and Berkhamsted.





welcome to

Bourne End Lane, Hemel Hempstead

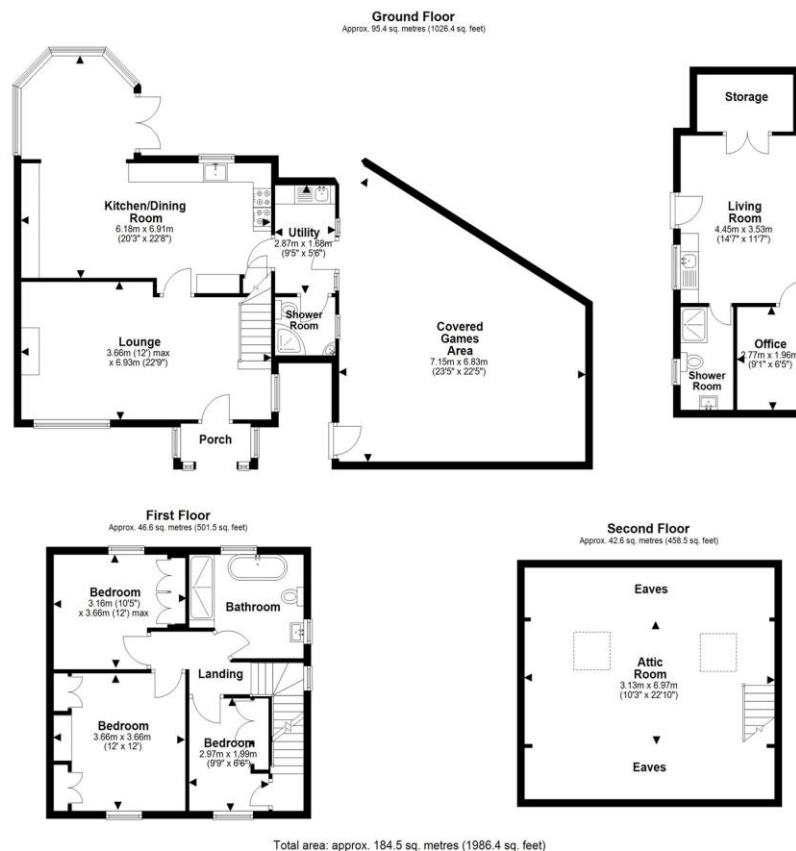
- PERIOD PROPERTY
- THREE BEDROOMS
- GARAGE (CONVERTED)
- DRIVEWAY
- GARDENS

Tenure: Freehold EPC Rating: D

offers in excess of

£700,000

An attractive three bedroom period property, situated on a quintessential country lane.



check out more properties at brownandmerry.co.uk

see all our properties on zoopla.co.uk | rightmove.co.uk | sequencehome.co.uk



Property Reference:
BKH103033- 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01442 870444



berkhamsted@brownandmerry.co.uk



124 High Street, BERKHAMSTED,
Hertfordshire, HP4 3AT



brownandmerry.co.uk