







**£765,000**

Situated at the end of a small cul-de-sac of just eleven similar properties, this spacious detached house offers both a quiet and safe lifestyle. Whilst enjoying this serene location it is still close to the town centre and within easy access to the M1 and M25 motorways and railway station into London Euston. Having been continually improved and meticulously maintained by the present owners from new, all updating, both internally and externally, has been carried out to the highest of standards by qualified professionals. It provides spacious and flexible accommodation which includes entrance hall, study, cloakroom, high quality "lacquered white" breakfast kitchen with "Corian" work surfaces and a separate utility, all with matching tiled flooring. Living room with bi-fold doors and separate dining room. Upstairs there are four double bedrooms, the master with en-suite and all with fitted wardrobes. In addition there is a luxury family bathroom. Externally, in 2021, the double glazing was completely replaced in black together with all fascia boards, soffits, gutters and downspouts. To the front there is ample parking in addition to the double garage. The established rear gardens are landscaped laid mainly to lawn and easy to maintain. This fine property can only be fully appreciated by internal inspection which is highly recommended.

# Property Description

## **ENTRANCE**

Door with storm porch over to:

## **ENTRANCE HALL**

Doors to all rooms, stairs rising to first floor.

## **CLOAKROOM**

Double glazed frosted window to front aspect. Low level WC, pedestal wash hand basin with mixer tap over, wall-mounted heated towel rail, spotlights, complementary tiling.

## **LOUNGE**

Double glazed bifold doors to rear. Gas feature fireplace, radiator.

## **DINING ROOM**

Double glazed windows to rear aspect. Radiator.

## **STUDY**

Double glazed window to front aspect. Tiled floor, radiator.

## **KITCHEN**

Double glazed window to side aspect. Fitted with a range of base and eye level units with work surface over, under counter LED lighting, built-in dishwasher, induction hob with extractor fan over, built-in double oven, spotlights, breakfast area with window, wall-mounted air conditioning unit and radiator.

## **UTILITY**

Double glazed door to side aspect. Base and eye level units housing washing machine and dryer, wall-mounted gas boiler, sink with hot and cold taps, door to garage.

## **LANDING**

Access to part boarded loft space, airing cupboard housing hot water tank.

## **BEDROOM ONE**

Double glazed window to front aspect. Fitted wardrobe, door to en-suite, radiator.

## **EN-SUITE**

Double glazed frosted window. Walk-in shower, fully tiled walls and floor, low level WC, sink in vanity unit with mixer tap over, wall-mounted heated towel rail, spotlights.

## **BEDROOM TWO**

Double glazed window to front aspect. Fitted wardrobe, built-in storage cupboard, radiator.

## **BEDROOM THREE**

Double glazed window to rear aspect. Built-in wardrobe, radiator.

## **BEDROOM FOUR**

Double glazed window to rear aspect. Built-in wardrobe, radiator.

## **BATHROOM**

Double glazed frosted window to rear aspect. Panelled bath with mixer tap and shower overhead, shaver point, low level WC, sink in vanity unit with mixer tap over and LED mirror overhead, wall-mounted heated towel rail, complementary tiling.

## **OUTSIDE**

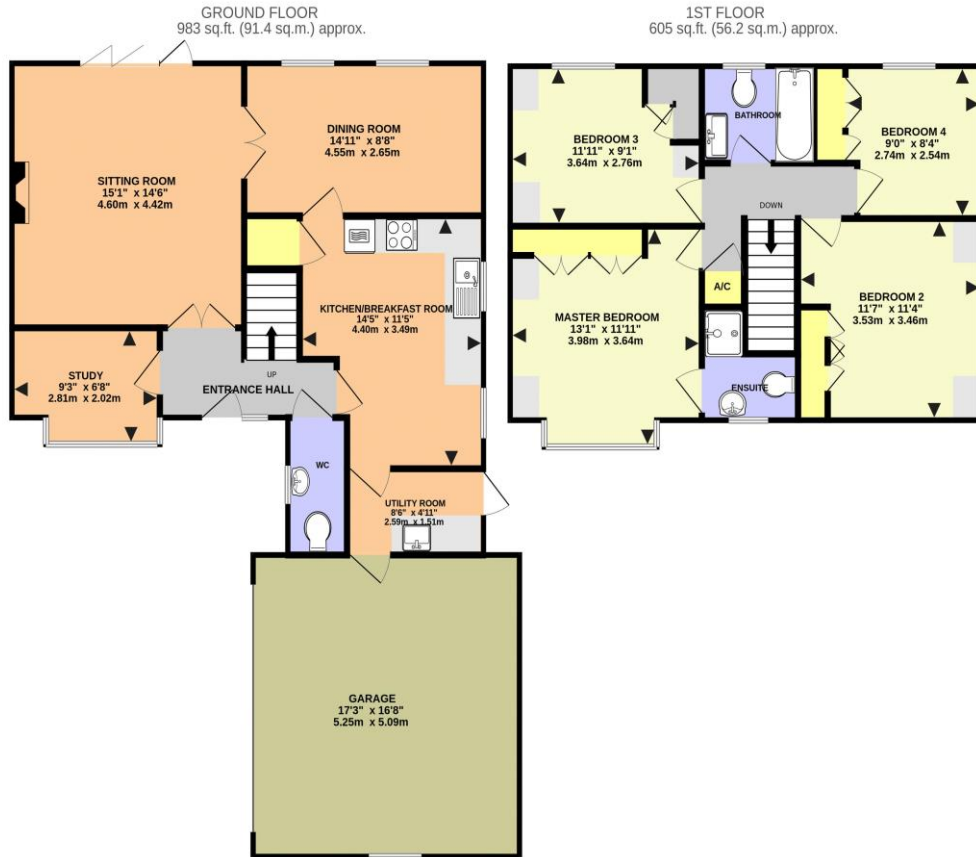
### **GARAGE/PARKING**

Double garage with electric door, power and lighting. Driveway parking.

### **REAR GARDEN**


Patio and lawn area, steps leading to decking area, flower beds, outside tap, electric points, side access.





SHERBOURNE CLOSE, HEMEL HEMPSTEAD HP2 4JA (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1588 sq.ft. (147.6 sq.m.) approx.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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