





**Offers in Excess of
£625,000**

Set in the popular Hunters Oak development backing onto the Nickey line this wonderfully presented, extended four bedroom home comprises kitchen, utility, downstairs WC, lounge, dining room and family room. Additionally, the property boasts an ensuite in addition to the family bathroom, beautifully landscaped south facing rear gardens and driveway parking.

Property Description

ENTRANCE PORCH

Double glazed door, double glazed windows to front and side aspects, door to:

ENTRANCE HALL

Stairs rising to first floor, radiator, doors to:

CLOAKROOM

Frosted double glazed window to front aspect. low level w.c., wash hand basin with mixer tap and splash back tiling, radiator.

LOUNGE

Double glazed bay window to rear aspect. feature gas fireplace, television point, oak flooring, radiator, double doors to:

DINING ROOM

Vertical radiator, oak flooring, opens to:

SITTING ROOM

Double glazed windows to rear and side aspects, double glazed bi folding doors to side aspect. Oak flooring, spotlights.

KITCHEN

Double glazed window to front aspect, double glazed door to side aspect. Fitted with a range of storage cupboards at base and eye level, rolled edge work surface areas, stainless steel single drainer sink unit with mixer tap over and filter tap, built in oven and five ring hob with extractor hood over, spaces for a fridge freezer and washing machine, integrated dishwasher, spotlights and under floor heating.

UTILITY

A range of storage cupboards at base and eye level, rolled edge work surface areas over, spaces for a fridge freezer, tumble dryer and fridge, wall mounted gas central heating boiler.

LANDING

Double glazed window to side aspect. Access to loft space (partly boarded with drop down ladder), airing cupboard housing hot water cylinder, radiator, doors to:

BEDROOM ONE

Double glazed window to rear aspect. Radiator, door to:

EN-SUITE

Frosted double glazed window to side aspect. Shower cubicle, low level w.c., wash hand basin set in vanity unit with mixer tap over, wall mounted heated towel rail.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator, a range of built in wardrobes.

BEDROOM FOUR

Double glazed window to front aspect. Radiator, TV point.

BATHROOM

Frosted double glazed window to front aspect. Comprising a low level w.c., wash hand basin set in vanity unit with mixer tap over, bath with mixer tap and shower attachment over, wall mounted heated towel rail and under floor heating.

OUTSIDE

GARAGE/PARKING

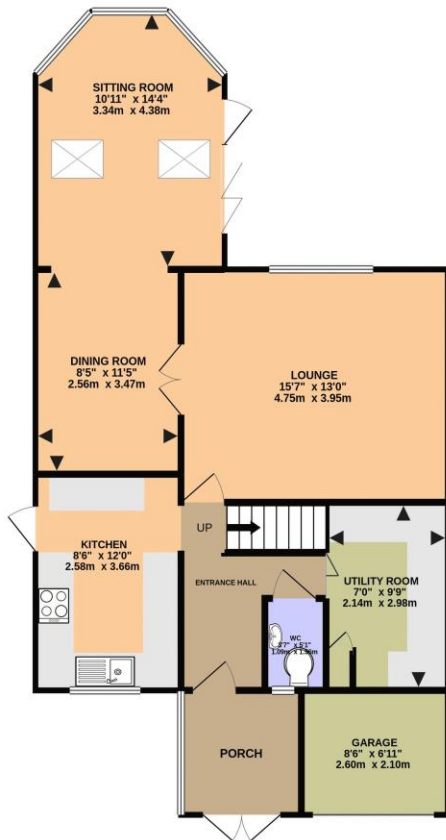
Garage with up and over door, laid to block paving providing off road parking.

REAR GARDEN

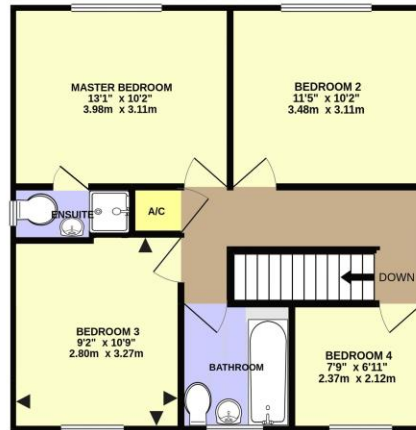
Mainly laid to lawn, patio and mature shrubbed areas, gated side access, shed with lighting.

COUNCIL TAX BAND: F
EPC RATING: C

Ground Floor
Approx 78.3 sq. metres (842.8 sq. feet)



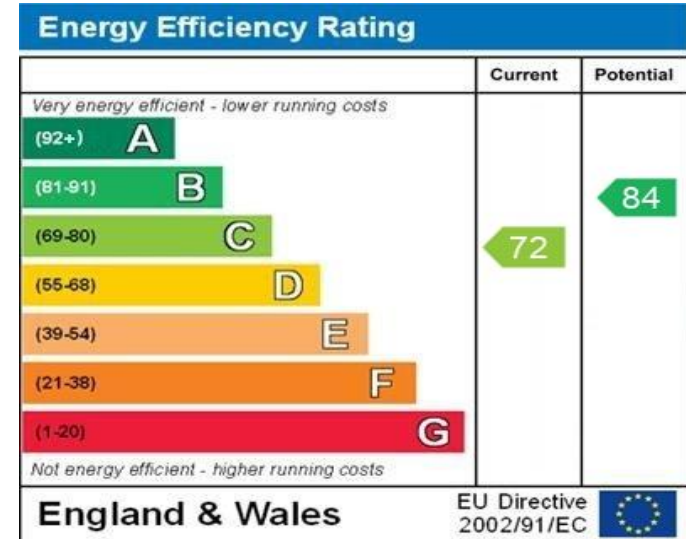
First Floor
53.8 sq. metres (579.1 sq. feet)



HUNTERS OAK, HEMEL HEMPSTEAD HP2 7SN (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOORPLAN AREA: 132.1 SQ. METRES (1421.9 SQ. FEET)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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