

Mulburries

Pouchen End Lane , Hemel Hempstead, HP1 2SA

Guide price £1,250,000



## Pouchen End Lane, Hemel Hempstead, HP1 2SA

- Five Bedrooms
- Generous Gardens
- Open Plan Living
- Exceptional Condition
- Versatile Accommodation
- Fabulous Location
- Chain Free
- Hemel Station Nearby
- Solar Panels - Eco Friendly
- Air Conditioning Throughout

Guide Price £1,250,000 - £1,450,000. 'Oak Tree House' is situated in an idyllic, yet highly convenient location only a one and half miles from Hemel Hempstead train station, this luxuriously appointed & incredibly spacious property is unique, stylish & has been beautifully kept throughout, creating an original home with an abundance of space spread evenly over both floors.

From the moment you enter, this fabulous barn conversion offers vast open plan space, flooded with natural light & opening beautifully with an L shape design. A superb kitchen/breakfast bar area upon entering offers a great space for entertainment and the entire ground floor lends itself perfectly for modern living with a formal dining





space, cosy snug and seating area, with a bedroom/office, en-suite shower room and walk in wardrobe complete the ground floor perfectly.

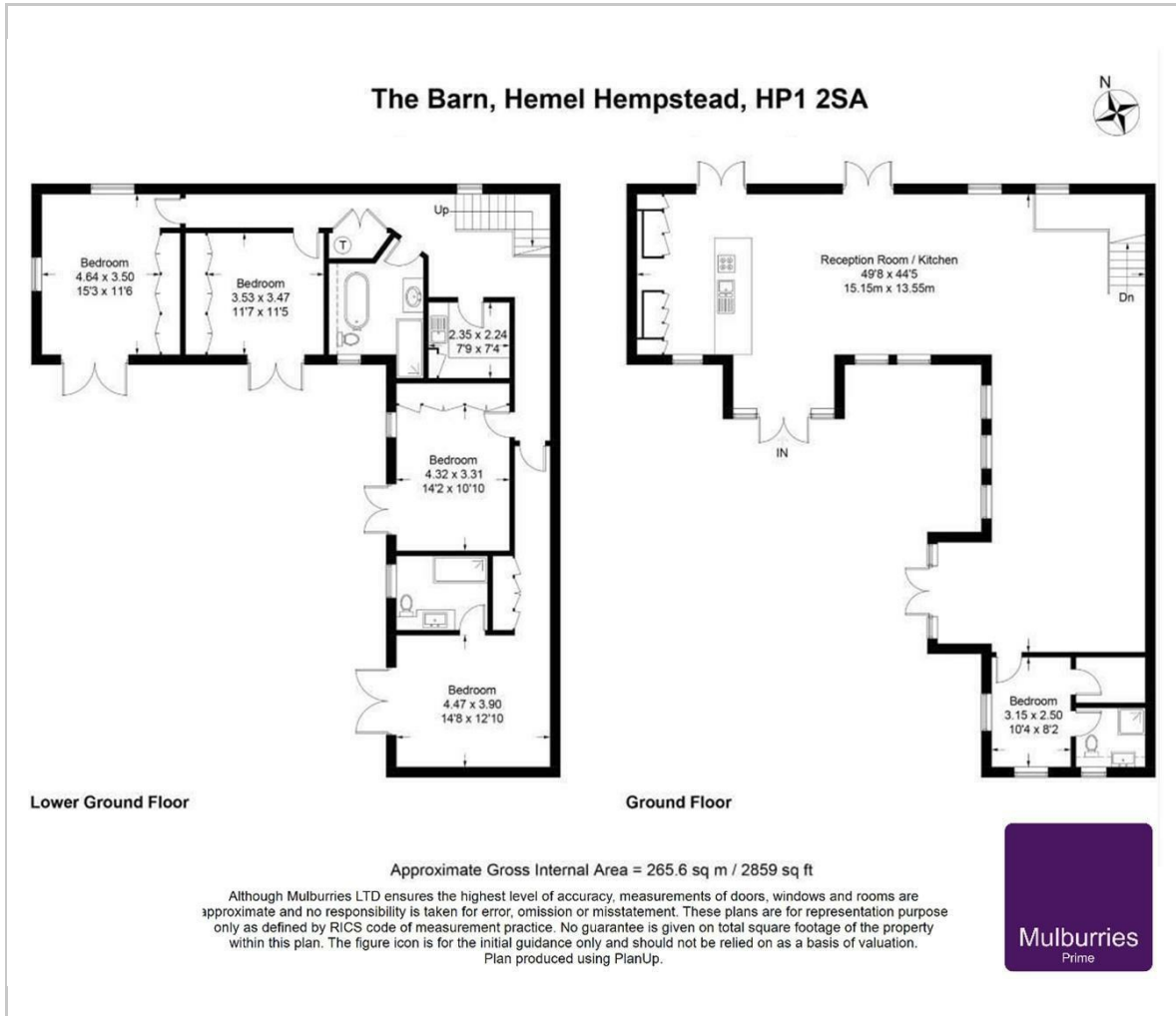
Cleverly designed, with heaps of natural light pouring into the lower ground floor, the architectural design of this home is show stopping. A further four bedrooms, two of which are en-suite and utility/laundry room are located on this floor, all accessed from a spacious corridor and featuring French doors to the external spaces that surround the home.

The property features a generous plot accessed from a quiet road in a semi-rural location and the private rear gardens plus courtyard area are a real sun trap, perfect for BBQ'S and al fresco dining.

Area Guide: Boxmoor is one of our most popular areas in which to buy or rent property, and for good reason. Considered a village in its own right, Boxmoor is a dream for those who want to live a quiet life without compromising on amenities or things to do in the local area. While the sports centre can keep you busy when it's raining, on a nice day, Boxmoor is the perfect place to browse the local shops on the high street.



## Floor Plan



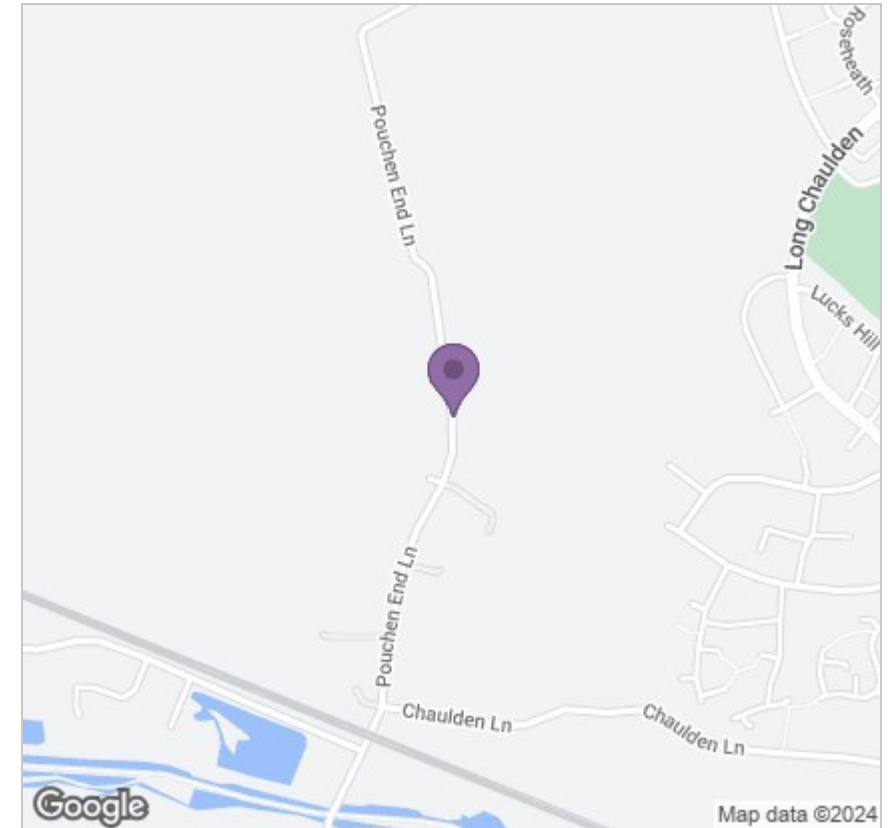
## Viewing

Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	