



**Astley Road, Hemel Hempstead HP1 1HU**



**welcome to**

**Astley Road, Hemel Hempstead**

Hidden oasis in a sought-after spot! Stunning 4-bed home with an attached 2-bed annex, spacious living, modern kitchen & utility area, balcony overlooking the rear of the property, landscaped gardens & ample parking for several cars. A rare find-view today!





**Ground Floor**



**First Floor**

Total floor area 209.5 m<sup>2</sup> (2,255 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**Entrance Hall**

**Cloakroom**

**Lounge**

19' 1" To Max x 11' 9" ( 5.82m To Max x 3.58m )

**Dining Room**

15' 2" To Max x 10' 9" To Max ( 4.62m To Max x 3.28m To Max )

**Kitchen**

16' To Max x 15' 4" To Max ( 4.88m To Max x 4.67m To Max )

**Utility Area**

8' x 4' 4" ( 2.44m x 1.32m )

**Garden Room**

10' 3" x 9' 5" ( 3.12m x 2.87m )

**Landing**

**Bedroom One**

11' x 10' 9" To Wardrobe ( 3.35m x 3.28m To Wardrobe )

**En-Suite**

**Bedroom Two**

12' 6" To Max x 9' 7" ( 3.81m To Max x 2.92m )

**Balcony**

**Bedroom Three**

11' 9" x 8' 4" ( 3.58m x 2.54m )

**Bedroom Four**

9' 6" x 8' 9" ( 2.90m x 2.67m )

**Shower Room**

**Outside**

**Separate Anne**

**welcome to**

## **Astley Road, Hemel Hempstead**

- Very Sought After Boxmoor Residential Area
- Hidden Away Location
- Four Bedroom Detached Family Home With A Self Contained But Attached Two Bedroom Annex With Its Own Front Door & Gardens
- Beautifully Presented Throughout
- Spacious Living Accommodation & Modern Kitchen & Utility & Family Shower Room Plus Additional Bathroom

Tenure: Freehold EPC Rating: C

# £1,250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HHD108897 - 0005

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