



**St. Michaels Avenue,HEMEL HEMPSTEAD HP3 8HG**



**welcome to**

**St. Michaels Avenue, HEMEL HEMPSTEAD**

Stunning 6-bed detached home in sought-after Leverstock Green. 3 receptions, 2 en-suites, garage, ample parking. Close to St Albans, M1/M25. Stylish, spacious & perfect for modern family living.





**Ground Floor**



**Bedroom Six**



**First Floor**

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)

## Cloakroom

### Lounge

21' 6" x 12' 3" ( 6.55m x 3.73m )

### Dining Room

16' 11" x 7' 11" ( 5.16m x 2.41m )

### Family Room With Bifold Doors

17' 5" x 13' 7" ( 5.31m x 4.14m )

### Kitchen

14' 1" x 10' 10" ( 4.29m x 3.30m )

### Utility Room

11' x 5' 6" ( 3.35m x 1.68m )

### Boot Room

8' 4" x 4' 9" ( 2.54m x 1.45m )

## First Floor Landing

### Bedroom One

17' 6" To Max x 15' 1" To Wardrobe ( 5.33m To Max x 4.60m To Wardrobe )

### En-Suite

### Bedroom Two

13' 9" To Max x 10' 11" To Max ( 4.19m To Max x 3.33m To Max )

### En-Suite

### Bedroom Three

13' 8" To Max x 12' 11" To Max ( 4.17m To Max x 3.94m To Max )

### Bedroom Four

12' 7" To Max x 11' ( 3.84m To Max x 3.35m )

### Bedroom Five

10' 10" x 8' 11" ( 3.30m x 2.72m )

## Bathroom

## Seperate Wc

## Second Floor Landing

### Bedroom Six

15' To Max x 10' 1" Plus Recess ( 4.57m To Max x 3.07m Plus Recess )

**welcome to**

**St. Michaels Avenue, HEMEL HEMPSTEAD**

- Rarely Available
- Detached Family Home In A Very Sought After Residential Area
- Six Bedrooms All With Fitted Wardrobes, Dressing Tables & Desks & Two With En-Suites
- Three Reception Rooms
- Kitchen Plus Utility Room & Boot Room

Tenure: Freehold EPC Rating: D

Council Tax Band: G

**£995,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HHD110764 - 0005

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