



Astley Road | Hemel Hempstead | HP1 1HU
Offers In Excess Of £1,050,000



Enjoying a discreet, tucked away setting and beautifully landscaped wraparound gardens, this modern detached family home offers generous and flexible accommodation. Amenities and sought-after schools are just a short distance away.

The ground floor of the main house is thoughtfully arranged to offer versatile living space, featuring three receptions, a spacious kitchen/breakfast room, and a convenient WC. The living and dining rooms both benefit from attractive views over the front garden, while the sun room features glazed doors opening directly onto the rear patio. A stylish kitchen is fitted with contemporary cabinetry, including integrated appliances, and the adjoining utility area adds practicality and convenience. There is also a connecting door through to the annexe.

Upstairs, the main property offers four bedrooms. The principal bedroom benefits from fitted wardrobes and an ensuite bathroom. There are a further three double bedrooms, one of which enjoys its own private terrace with lovely views over the garden. A stylish family shower room completes the first floor accommodation.

The annexe offers an open-plan layout on the ground floor, combining the kitchen, dining and living areas. The kitchen is equipped with a range of modern units, and includes washing machine, fridge, freezer, oven and hob. Handily, there's also a downstairs WC. The two first floor bedrooms are served by a modern shower room.

Outside

Expansive and beautifully landscaped gardens offer a choice of outdoor spaces to enjoy. Generous lawns at the front and side lead to a terraced rear garden complete with a variety of seating areas and an ornamental pond. Mature borders add seasonal colour. The annexe features its own private courtyard garden. Set back behind a gated entrance, the long driveway enhances privacy and leads to generous off-street parking.

Tenure

Freehold.

Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band G (Dacorum).

Situation

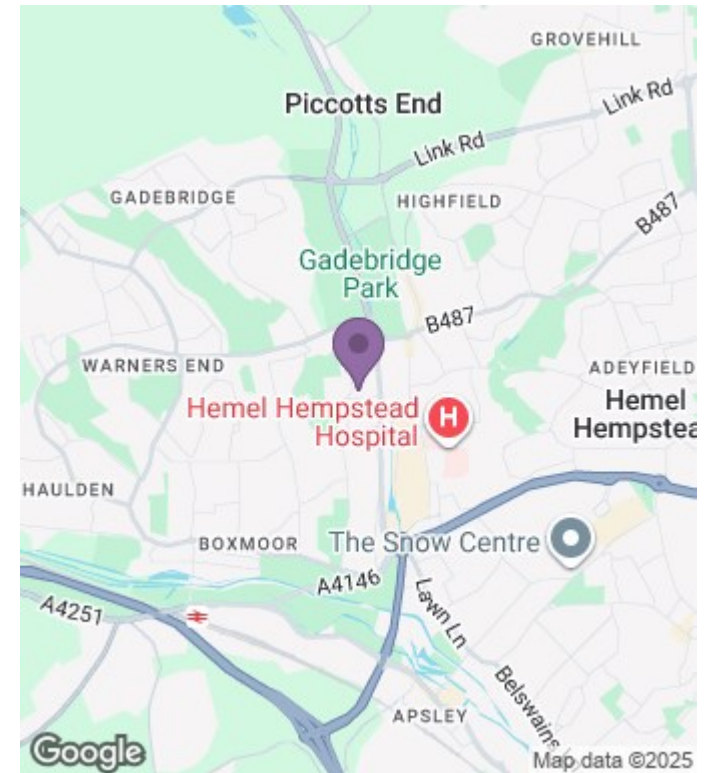
On the edge of the Chilterns, Hemel Hempstead offers excellent shopping, sporting and educational facilities. The Old Town has a characterful historic High Street with many independent shops and restaurants. For commuters, there are good road connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London (Euston).







- 2,391 square feet
- Beautifully landscaped wraparound gardens
- Superbly situated for schools and amenities
- Private tucked-away setting
- Modern finishes throughout
- Versatile reception space
- Six bedrooms
- Option for an annexe
- Ample driveway parking
- Short walk to the town centre





APPROXIMATE GROSS INTERNAL AREA
2391 SQ FT / 222.1 SQ M

This plan has been drawn for illustrative and identification purposes only.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	85
EU Directive		

Council Tax Band: G
Tenure: Freehold



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or service to this property nor do we have knowledge of any defects.





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