



Roughdown Avenue, Hemel Hempstead, HP3 9BH

Offers In Excess Of £750,000

Situated on this Private Road in Boxmoor is this spacious and well presented detached house and being offered with the benefit of NO UPPER CHAIN. Boasting four bedroom, ensuite to bedroom one, large open plan kitchen/living room/dining room with bi fold doors, double glazing, gas central heating, downstairs shower room and off road parking.

Located within easy reach of Hemel Hempstead Station, Boxmoor Village, Hemel Hempstead Town Centre and the M1, M25 and A41 road links.

Entrance Hall

Double glazed front door, radiator and under stairs cupboard.

Downstairs Cloakroom

Double glazed window, shower cubicle, low level wc, tiling and wash hand basin.

Sitting Room 15'0 into bay x 13'2 max (4.57m into bay x 4.023m max)



Double glazed bay window, TV point, picture rail, coving and feature fireplace.

Fitted Kitchen/Breakfast Room 19'8 x 19'8 max (5.99m x 5.99m max)



Wall and base units with work surfaces to compliment, gas hob with cooker hood over, electric oven, sink with mixer taps with tiled splashbacks, plumbing for washing machine, integrated dishwasher,

Living Area 13'8 x 12'3 (4.17m x 3.73m)

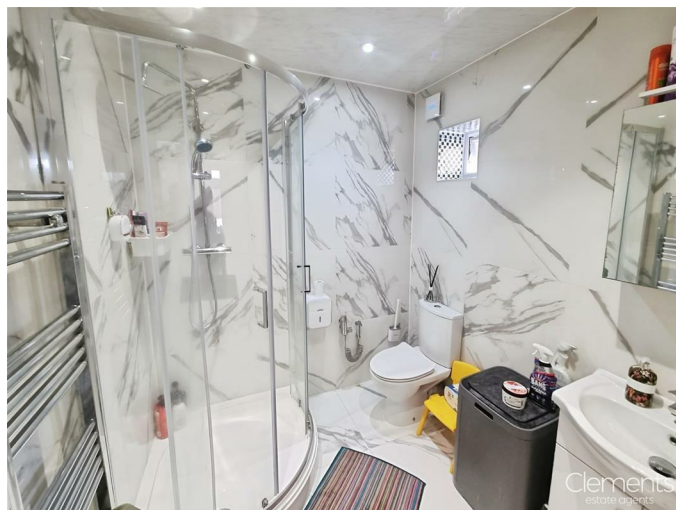
Tv point and radiator.

Dining Room 24'1 max x 16'2 max (7.34m max x 4.93m max)



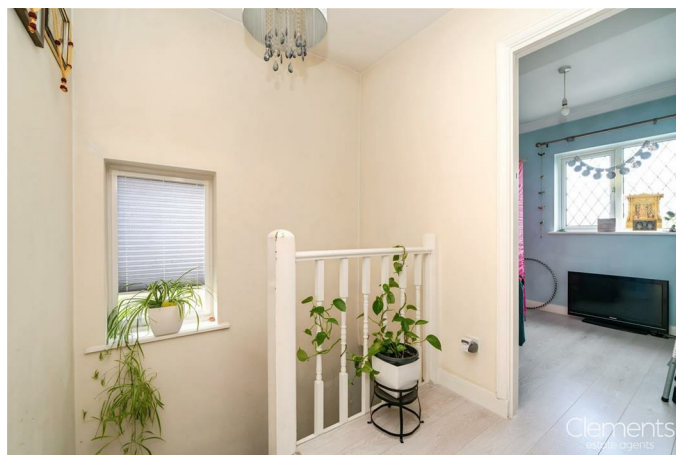
Double glazed window, double glazed bi fold doors to garden, built in storage cupboards, two double glazed skylights

Downstairs Shower Room



Shower cubicle, low level wc, wash hand basin, double glazed window, heated towel rail and tiling.

Landing



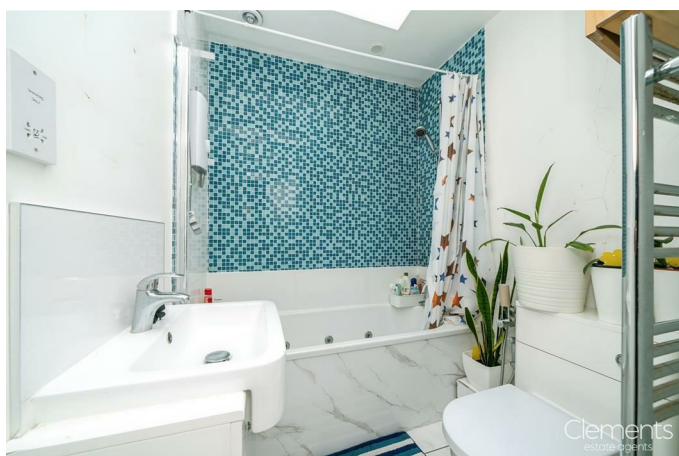
Double glazed window.

**Bedroom One 13'9 plus recess x 11'3 max
(4.19m plus recess x 3.43m max)**



Double glazed window, coving and radiator.

En Suite



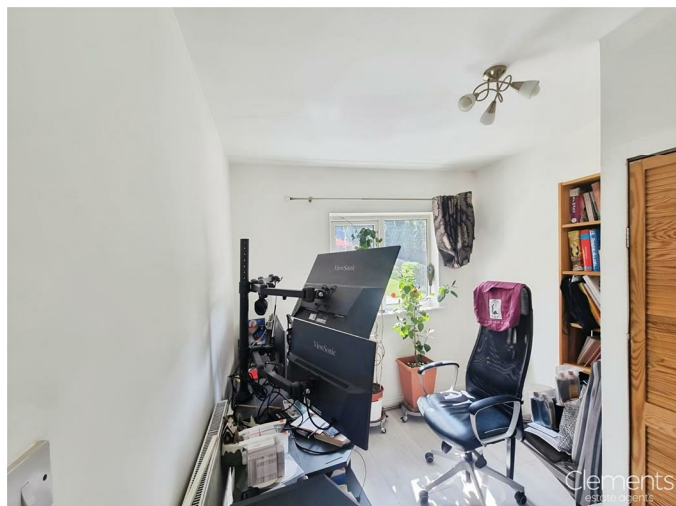
Panelled bath with mixer taps, wash hand basin with vanity unit, low level wc, extractor fan, heated towel rail and tiling.

**Bedroom Two 15'0 into bay x 12'6 max (4.57m
into bay x 3.81m max)**



Double glazed window, coving and radiator.

Bedroom Three 8'3 x 6'8 (2.51m x 2.03m)



Double glazed window and radiator.

**Bedroom Four 8'11 x 8'3 max (2.72m x 2.51m
max)**



Double glazed window, coving and radiator

Bathroom



Shower cubicle, low level wc, wash hand basin with vanity unit, heated towel rail and

tiling.

Front Garden

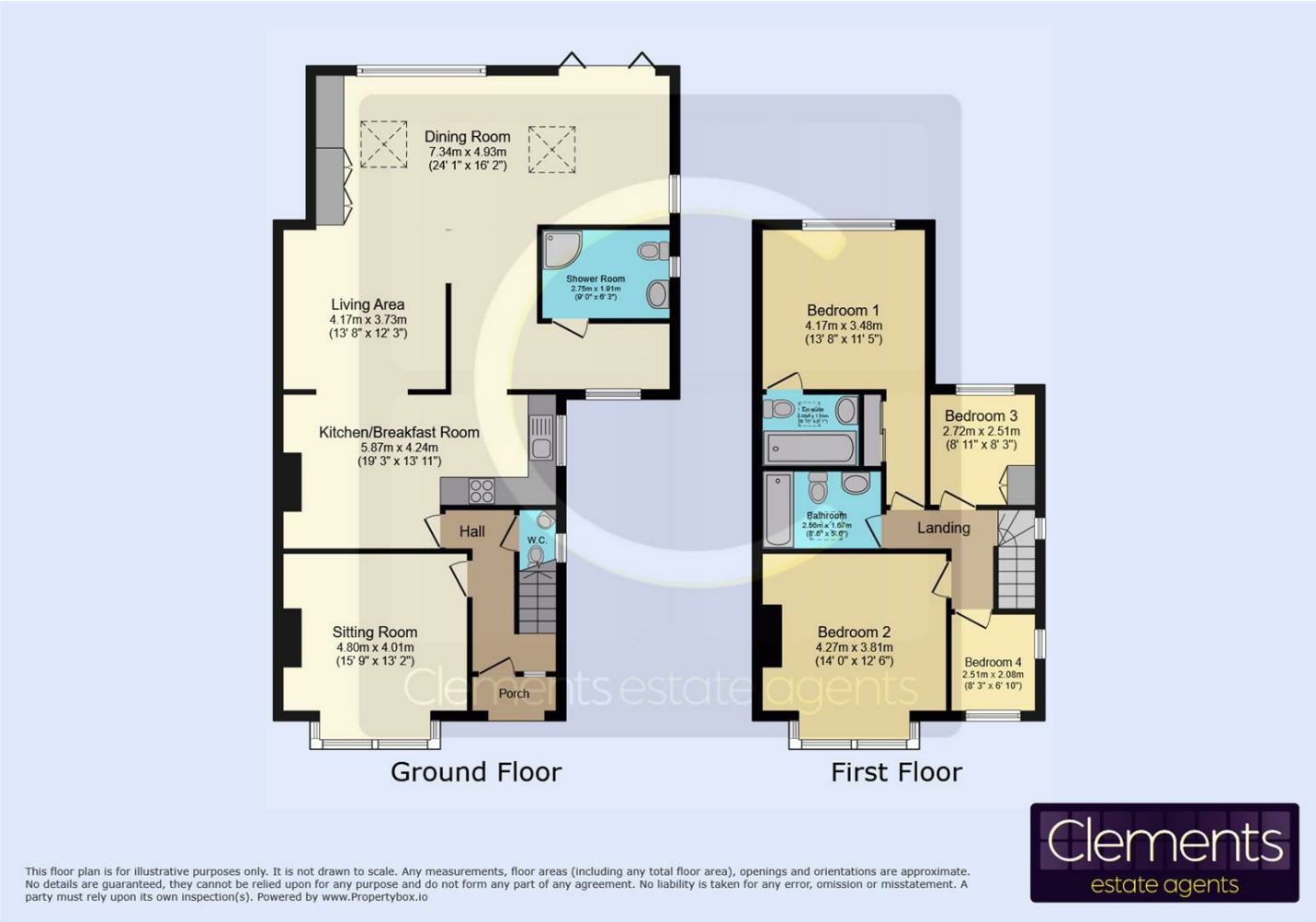
Paved for off road parking

Rear Garden

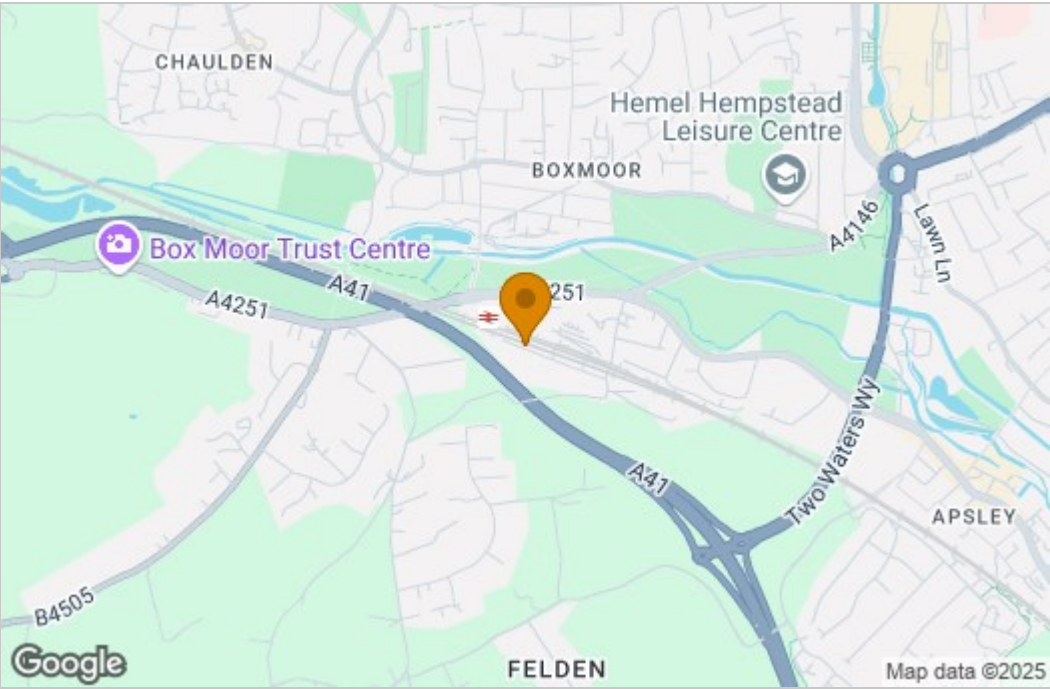


Laid to lawn with flower and shrub borders.

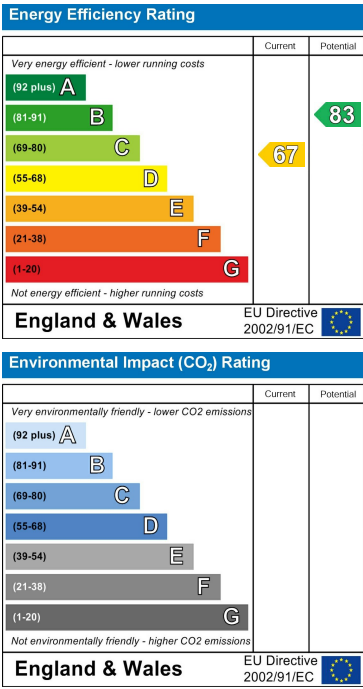
Floor Plan



Area Map



Energy Efficiency Graph



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