



**Wroxham Avenue, Hemel Hempstead, HP3 9HF**  
**£650,000**

Located in highly sought after Cornerhall is this spacious and extended semi detached family home offered in excellent decorative order. Boasting four double bedrooms, en suite to bedroom one, 17'11 modern fitted kitchen, 30'8 living room, downstairs shower room, office/bedroom five, gas central heating, double glazing, garage and off road parking for several cars. Situated within easy reach of Hemel Hempstead town centre, both Apsley and Hemel Hempstead train stations and the M1, M25 and A41 road links.

### Entrance Hall



Double glazed front door, double glazed velux window, wood flooring with under floor heating, fitted cupboards and door to garage.

### Living Room 30'8 max x 18'8 max (9.35m max x 5.69m max)



Double glazed windows covering the rear of the room, vaulted ceiling, double glazed door to garden, wood flooring, two radiators, TV point and stairs to first floor.

### Fitted Kitchen 17'11 x 10'2 max (5.46m x 3.10m max)



Modern high gloss fitted kitchen with wall and base units with work surfaces to compliment, 1 1/2 bowl sink with mixer tap and tiled splashbacks, water softener, double electric oven, electric hob with cooker hood over, wine fridge, integrated dishwasher, under stairs cupboard, double glazed window and wood flooring with underfloor heating.

### Office/Bedroom Five 10'5 x 9'11 (3.18m x 3.02m)



Double glazed french doors to garden, radiator and TV point.

### Downstairs Shower Room



Double glazed window, shower cubicle with rainfall shower head and shower attachment, low level wc, wash hand basin with vanity unit and mixer tap, extractor fan, fully tiled walls and flooring with underfloor heating.

### Landing



Loft access, airing cupboard, storage cupboard and radiator.

### Bedroom One 12'9 x 11'4 max (3.89m x 3.45m max)



Double glazed window, radiator, coving and fitted wardrobes.

### En Suite



Double glazed window, shower cubicle, low level wc with hidden cistern, wash hand basin with vanity unit and mixer tap, extractor fan, heated towel rail, and fully tiled walls and flooring.

**Bedroom Two 14'4 x 9'11 (4.37m x 3.02m)**



Double glazed window, radiator, coving and fitted wardrobes.

**Bedroom Four 10'0 x 9'6 (3.05m x 2.90m)**



Double glazed window, coving, radiator and fitted wardrobes.

**Bedroom Three 12'2 x 9'11 (3.71m x 3.02m )**



Double glazed window, coving, radiator and fitted wardrobes.

**Bathroom**



Double glazed window, panelled bath with mixer tap and shower attachment, shower cubicle, low level wc, pedestal wash hand basin, built in cupboard, coving, heated towel rail and fully tiled walls.

**Front Garden**

Paved for off road parking and flower and shrub borders.

## Rear Garden

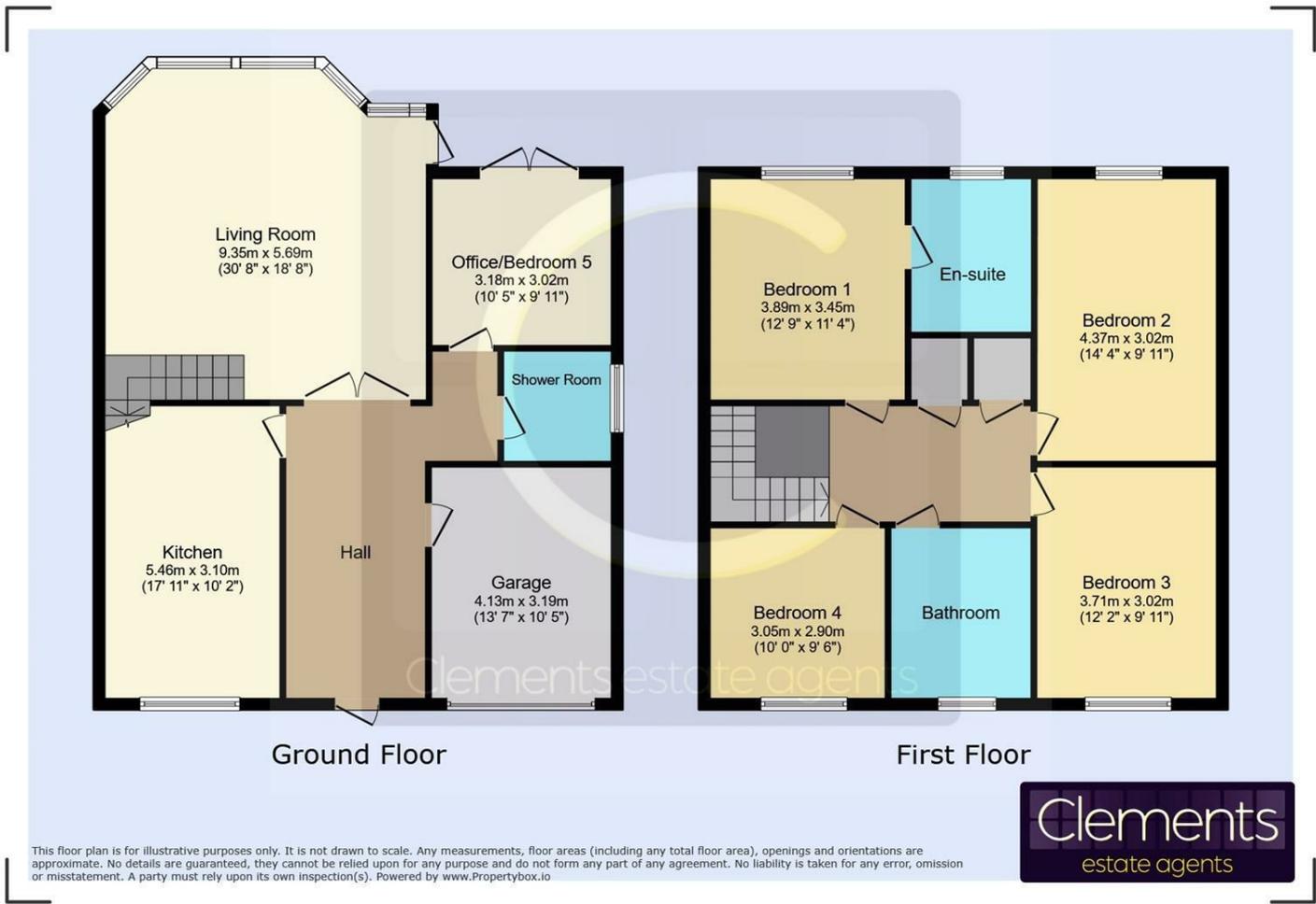


Landscaped rear garden which is laid to lawn with flower and shrub borders, patio area, koi carp pond, decked area, side access and summerhouse.

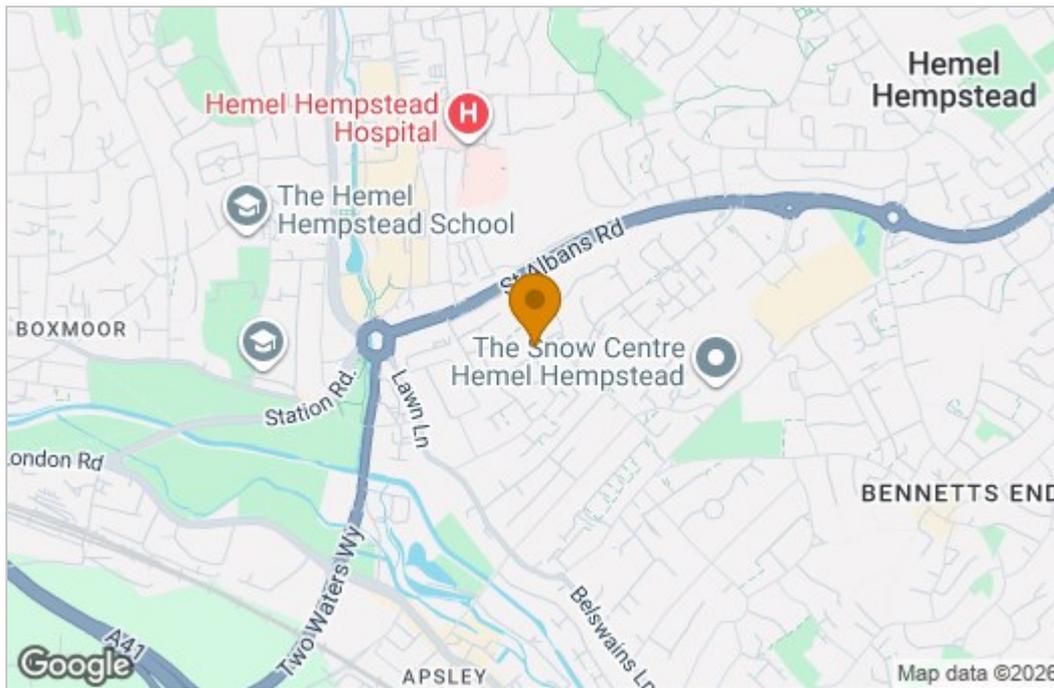
## Garage

With up and over door and light and power.

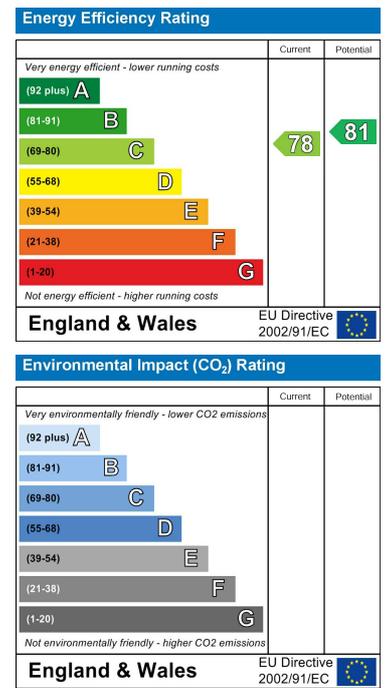
# Floor Plan



# Area Map



# Energy Efficiency Graph



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