



## Hunters Oak, Hemel Hempstead, HP2 7SN Offers In Excess Of £625,000

Located in the sought after Hunters Oak development is this well presented and extended detached family home. Boasting four bedrooms, en suite to the master bedroom, modern fitted kitchen, 15'7" lounge, dining room, sitting room, utility room, downstairs cloakroom, gas central heating, double glazing, off road parking, garage and a landscaped south facing garden backing onto the Nickey Line.

Situated within easy reach of the local shops including a Sainsburys, primary schools, transport facilities, Hemel Hempstead Town Centre and the M1, M25 and A41 road links.

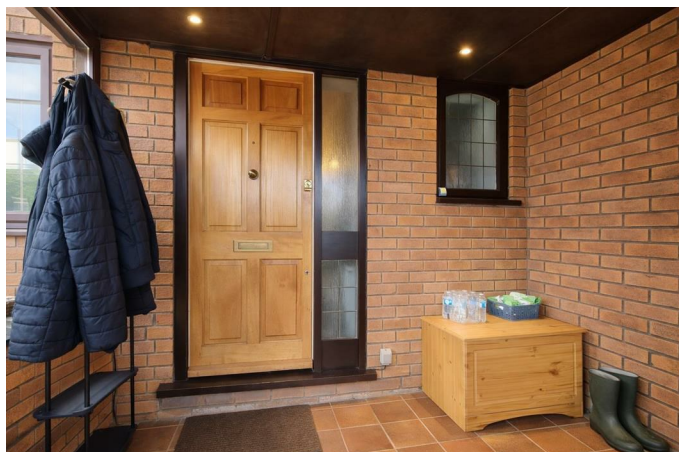
Nestled in the desirable area of Hunters Oak, Hemel Hempstead, this extended detached family home offers a perfect blend of space, comfort, and modern living. With four well-proportioned bedrooms, including a master suite complete with an en suite, this property is ideal for families seeking both privacy and convenience.

The heart of the home is a modern fitted kitchen, which is complemented by a utility room, providing ample storage and functionality for daily life. The property boasts three inviting reception rooms, including a spacious lounge, a dining room perfect for entertaining, and a cosy sitting room that can serve as a quiet retreat.

Outside, the landscaped south-facing garden is a true highlight, offering a serene outdoor space that backs onto the picturesque Nickey Line, perfect for leisurely walks or cycling. The garden is designed for both relaxation and play, making it an excellent area for family gatherings or enjoying the sunshine.

Additionally, the property benefits from off-road parking and a garage, ensuring convenience for residents and visitors alike. This home is not just a place to live; it is a sanctuary that combines modern amenities with a welcoming atmosphere, making it a must-see for anyone looking to settle in this charming part of Hemel Hempstead.

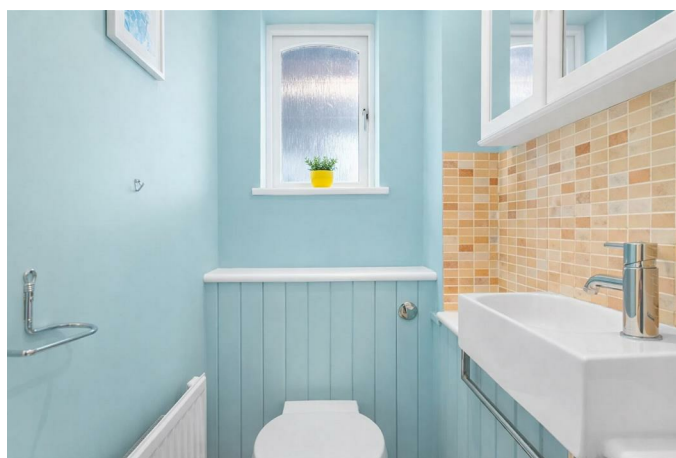
### **Porch**



### **Entrance Hall**



### **Downstairs Cloakroom**



### **Lounge 15'7 x 13'0 (4.75m x 3.96m)**



**Dining Room 11'5 x 8'5 (3.48m x 2.57m)**



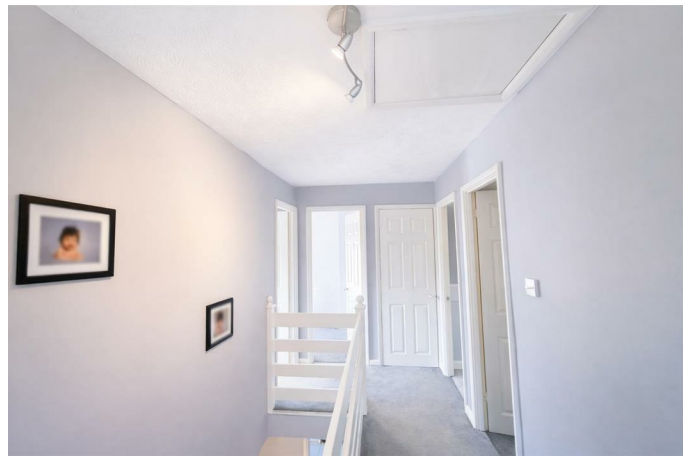
**Utility Room 9'9 x 7'0 (2.97m x 2.13m)**



**Sitting Room 14'4 x 10'11 (4.37m x 3.33m)**



**First Floor Landing**



**Modern Fitted Kitchen 12'0 x 8'8 (3.66m x 2.64m)**



**Master Bedroom 13'1 x 10'2 (3.99m x 3.10m )**



**En Suite**



**Bedroom Four 7'9 x 6'11 (2.36m x 2.11m)**



**Bedroom Two 11'5 x 10'2 (3.48m x 3.10m)**



**Bathroom**



**Bedroom Three 10'9 x 9'2 (3.28m x 2.79m)**



**Off Road Parking**

**Garage 8'11 x 8'6 (2.72m x 2.59m)**

**Rear Garden**

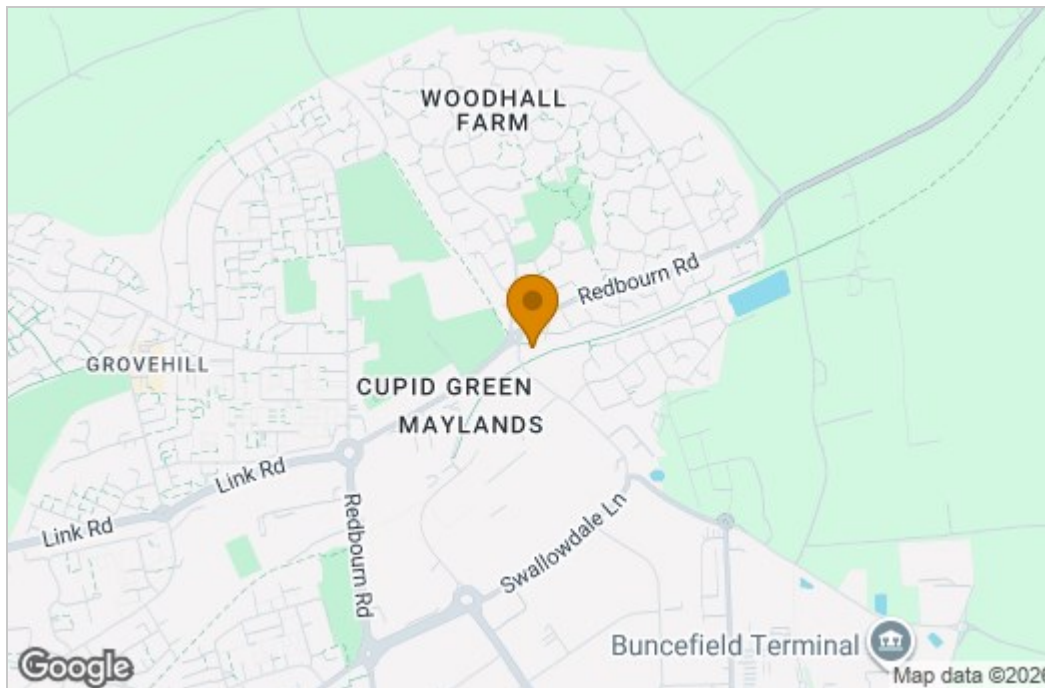


# Floor Plan

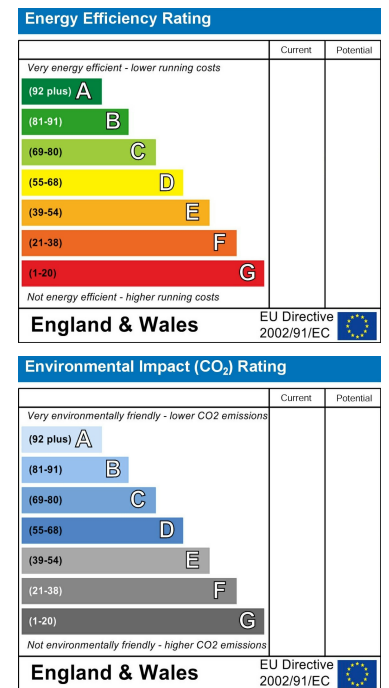


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

# Area Map



# Energy Efficiency Graph



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