



## 32 Blackmore Way Blackmore End, AL4 8LJ

Occupying a prime position in one of Blackmore Ends most prized roads, we have this superb detached residence with 3300 sq ft of beautifully presented accommodation. The property sits within a very private landscaped plot, amounting to 0.37 of an acre, with feature outdoor swimming pool. The extensive accommodation includes a spacious, well equipped kitchen/breakfast room and sizeable games/family room.

**Guide price £2,295,000**

# 32 Blackmore Way

## Blackmore End, AL4 8LJ



- Impressive detached residence in prime residential road
- Stunning kitchen/breakfast room with large island and a generous compliment of integrated appliances
- Detached double garage and ample parking on the extensive drive
- Fine living room with open fireplace. Dining room and well fitted study
- Principal bedroom with well fitted bath/shower room, bedroom two with en suite shower room
- Nearby historical Mid Herts Golf Club and charming country pub, together with access to numerous countryside walks
- Superb games/family room with adjoining gym and wine store
- Three further bedrooms served by a family bath/shower room
- Wheathampstead shops (1.9 miles), Harpenden Station (5.1 miles)

### GROUND FLOOR

#### Reception Floor

#### Cloakroom

#### Living Room

22'4 x 13'11 (6.81m x 4.24m)

#### Dining Room

15'8 x 12'11 (4.78m x 3.94m)

#### Study

11'10 x 11'5 (3.61m x 3.48m)

#### Games/Family Room

21'9 x 17'3 (6.63m x 5.26m)

#### Gym

12'4 x 8'4 (3.76m x 2.54m)

#### Wine Store

### Kitchen/Breakfast Room

22'4 x 18'8 (6.81m x 5.69m)

### Utility Room

10'6 max x 9'1 max (3.20m max x 2.77m max)

### FIRST FLOOR

#### Landing

#### Principal Bedroom

20'11 x 12'8 (6.38m x 3.86m)

#### En Suite Bath/Shower Room

#### Bedroom Two

13' max x 12'9 (3.96m max x 3.89m)

#### En Suite Shower Room

### Bedroom Three

13'11 x 11'1 (4.24m x 3.38m)

### Bedroom Four

11'10 x 11'5 (3.61m x 3.48m)

### Bedroom Five

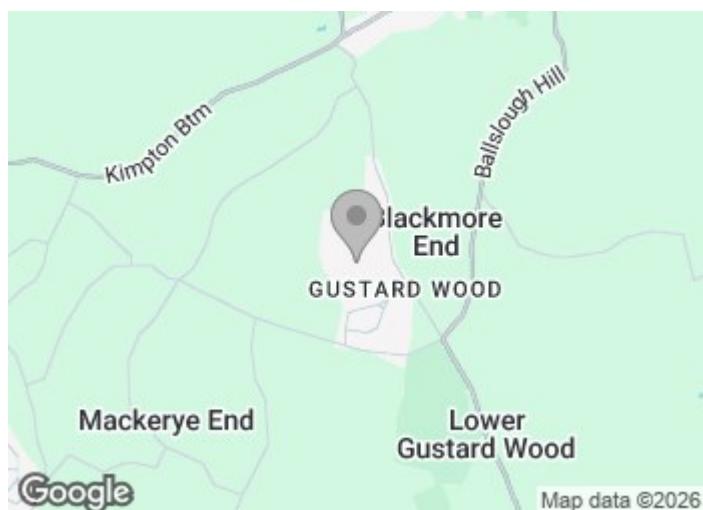
10'11 x 10'11 (3.33m x 3.33m)

### Family Bath/Shower room

### EXTERNALLY

#### Double Width Garage

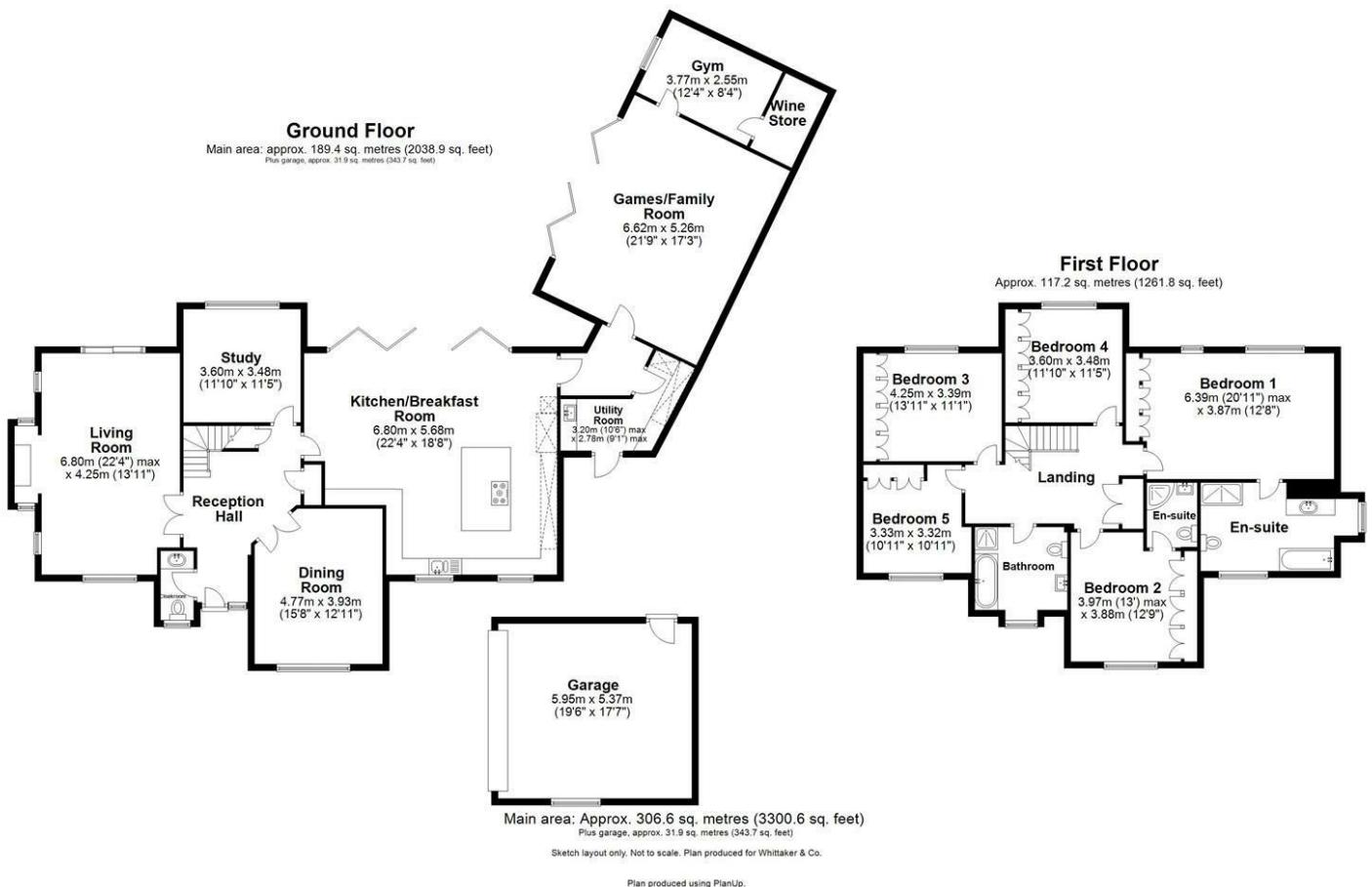
19'6 x 17'7 (5.94m x 5.36m)



### Directions



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	68	73
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	