



## Pinecroft, Hemel Hempstead, HP3 8AW

### Offers In Excess Of £625,000

Located in the sought after Pinecroft, Nash Mills, this extended semi-detached house offers a spacious and inviting family home. With six well-proportioned bedrooms with a en suite to the master bedroom, this property is perfect for those seeking ample living space. The heart of the home is undoubtedly the impressive 20'1 kitchen/diner, which provides an ideal setting for family meals and entertaining guests.

In addition to the generous kitchen, the house boasts a 23'0 living room and a 21'1 conservatory, allowing for versatile living arrangements. Whether you prefer a cosy lounge for relaxation or a formal dining area for special occasions, this property caters to all your needs.

Conveniently located within easy reach of Apsley Station, commuting to London and other nearby areas is a breeze and is close to the local shops and amenities, making this home an excellent choice for professionals and families alike.

This delightful residence combines comfort, space, and convenience, making it a must-see for anyone looking to settle in this desirable part of Hemel Hempstead and also has substantial off road parking to the front. Don't miss the opportunity to make this wonderful house your new home.

**Porch**

**Entrance Hall**

**Living Room 23'0 x 10'10 (7.01m x 3.30m)**

**Conservatory 21'1 x 9'7 (6.43m x 2.92m)**

**Fitted Kitchen 20'1 x 11'10 (6.12m x 3.61m)**

**Office 15'1 x 8'2 (4.60m x 2.49m)**

**Landing**

**Bedroom One 12'6 x 10'2 (3.81m x 3.10m)**

**En Suite**

**Bedroom Two 11'2 x 10'5 (3.40m x 3.18m)**

**Bedroom Three 11'2 x 9'2 (3.40m x 2.79m)**

**Bedroom Four 10'6 x 8'7 (3.20m x 2.62m)**

**Bathroom**

**Second Floor Landing**

**Bedroom Five 12'6 max x 10'7 max (3.81m max x 3.23m max)**

**Bedroom Six 10'6 max x 9'8 max (3.20m max x 2.95m max)**

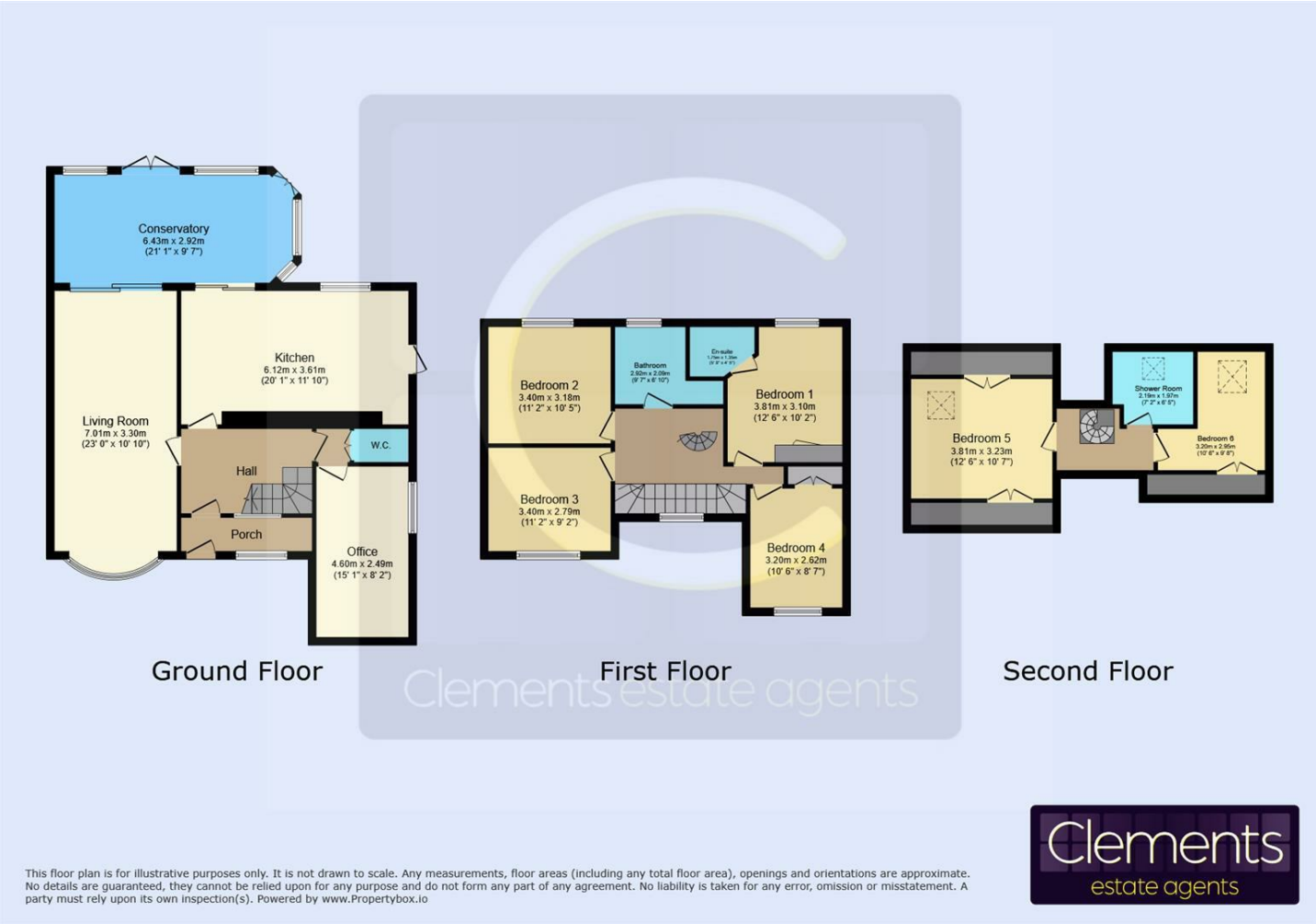
**Shower Room**

**Off Road Parking**

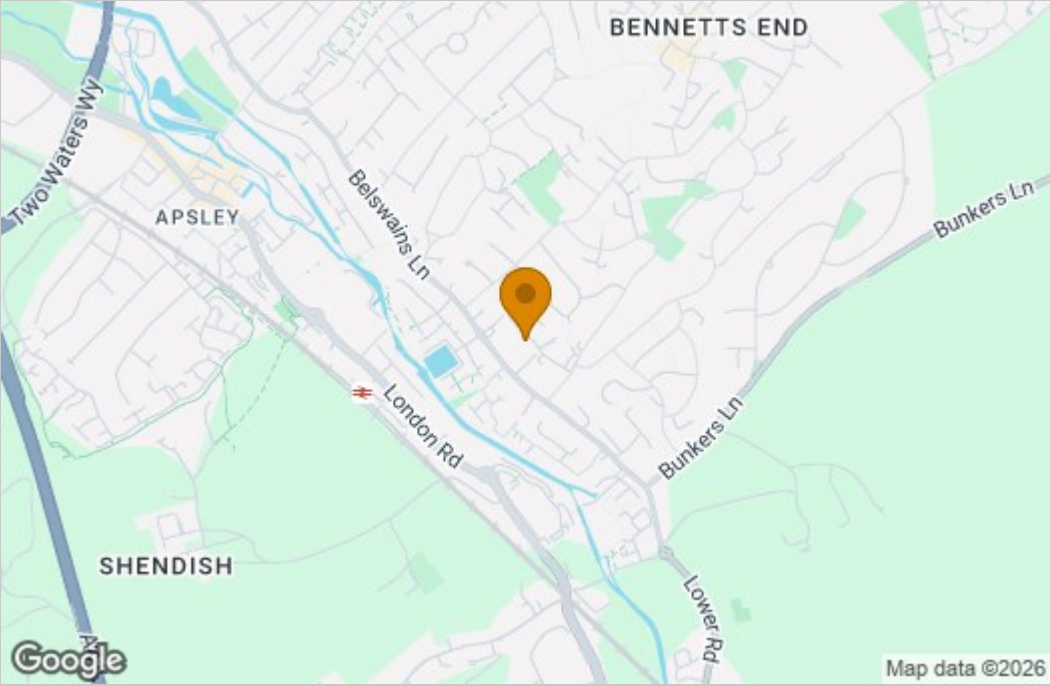
**Rear Garden**



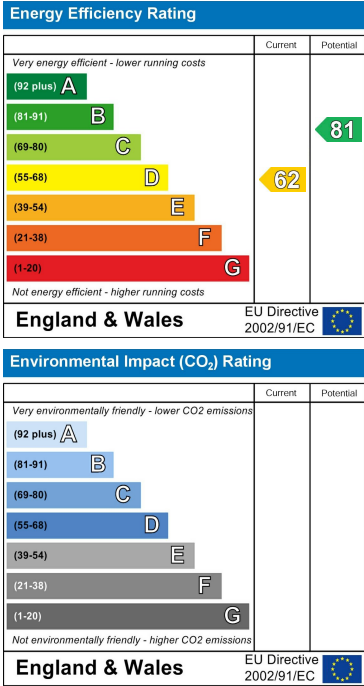
Floor Plan



Area Map



Energy Efficiency Graph



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