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## Pinecroft, Hemel Hempstead, HP3 8AW Offers In Excess Of £600,000

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. 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

**Ground Floor**

- Conservatory: 6.43m x 2.92m (21' 1" x 9' 7")
- Living Room: 7.01m x 3.30m (23' 0" x 10' 10")
- Kitchen: 6.12m x 3.61m (20' 1" x 11' 10")
- Hall
- Porch
- Office: 4.60m x 2.49m (15' 1" x 8' 2")
- w.c.

**First Floor**

- Bedroom 2: 3.40m x 3.18m (11' 2" x 10' 5")
- Bedroom 3: 3.40m x 2.79m (11' 2" x 9' 2")
- Bathroom: 2.82m x 2.03m (9' 3" x 6' 8")
- Ensuite: 1.76m x 1.25m (5' 9" x 4' 1")
- Bedroom 1: 3.81m x 3.10m (12' 6" x 10' 2")
- Bedroom 4: 3.20m x 2.62m (10' 6" x 8' 7")

**Second Floor**

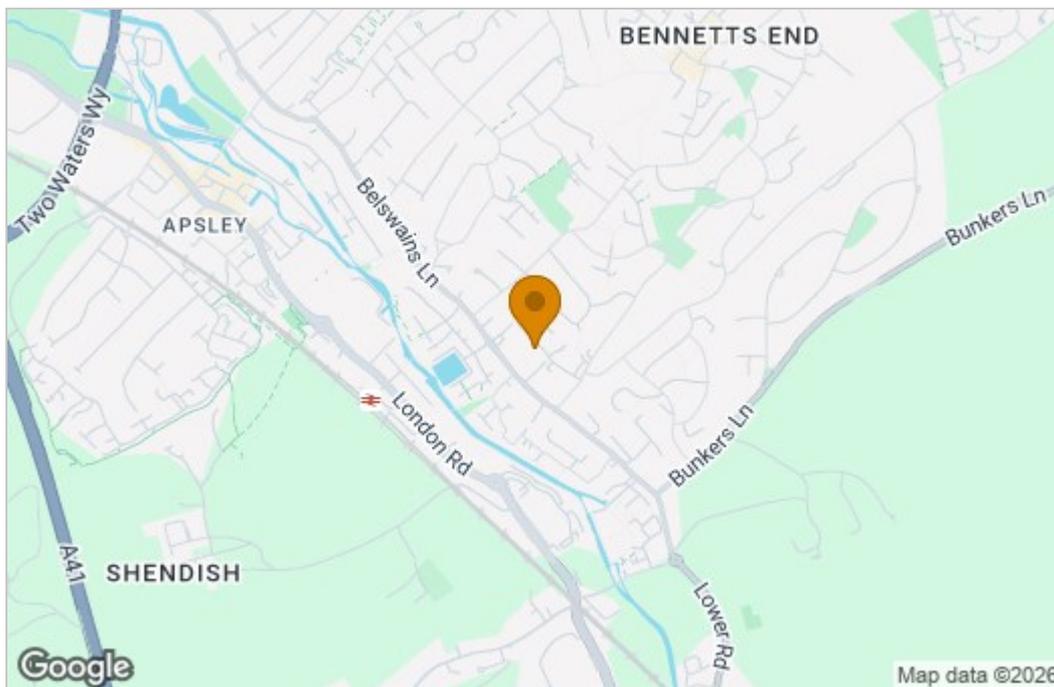
- Bedroom 5: 3.81m x 3.23m (12' 6" x 10' 7")
- Shower Room: 2.55m x 1.53m (8' 5" x 5' 0")
- Bedroom 6: 3.20m x 2.56m (10' 6" x 8' 5")

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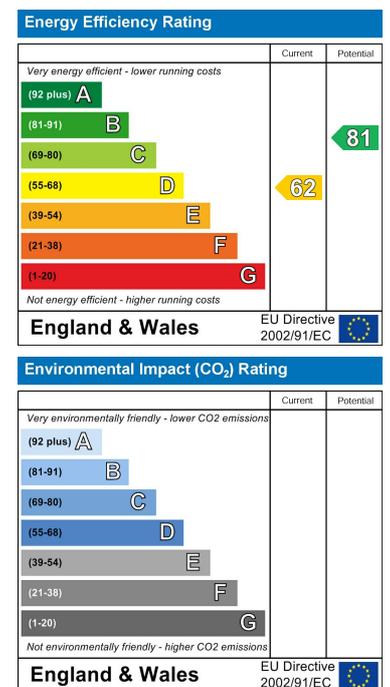
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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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