





**Offers in Excess of
£625,000**

Set in the popular Hunters Oak development backing onto the the Nickey line this wonderfully presented, extended four bedroom home comprises kitchen, utility, downstairs WC, lounge, dining room and family room. Additionally the property boasts an ensuite in addition to the family bathroom, beautifully landscaped south facing rear gardens and driveway parking.

Property Description

ENTRANCE PORCH

Double glazed door, double glazed windows to front and side aspects, door to:

ENTRANCE HALL

Stairs rising to first floor, radiator, doors to:

CLOAKROOM

Frosted double glazed window to front aspect. low level w.c., wash hand basin with mixer tap and splash back tiling, radiator.

LOUNGE

Double glazed bay window to rear aspect. feature gas fireplace, television point, oak flooring, radiator, double doors to:

DINING ROOM

Vertical radiator, oak flooring, opens to:

SITTING ROOM

Double glazed windows to rear and side aspects, double glazed bi folding doors to side aspect. Oak flooring, spotlights.

KITCHEN

Double glazed window to front aspect, double glazed door to side aspect. Fitted with a range of storage cupboards at base and eye level, rolled edge work surface areas, stainless steel single drainer sink unit with mixer tap over and filter tap, built in oven and five ring hob with extractor hood over, spaces for a fridge freezer and washing machine, integrated dishwasher, spotlights and under floor heating.

UTILITY

A range of storage cupboards at base and eye level, rolled edge work surface areas over, spaces for a fridge freezer, tumble dryer and fridge, wall mounted gas central heating boiler.

LANDING

Double glazed window to side aspect. Access to loft space (partly boarded with drop down ladder), airing cupboard housing hot water cylinder, radiator, doors to:

BEDROOM ONE

Double glazed window to rear aspect. Radiator, door to:

EN-SUITE

Frosted double glazed window to side aspect. Shower cubicle, low level w.c., wash hand basin set in vanity unit with mixer tap over, wall mounted heated towel rail.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator, a range of built in wardrobes.

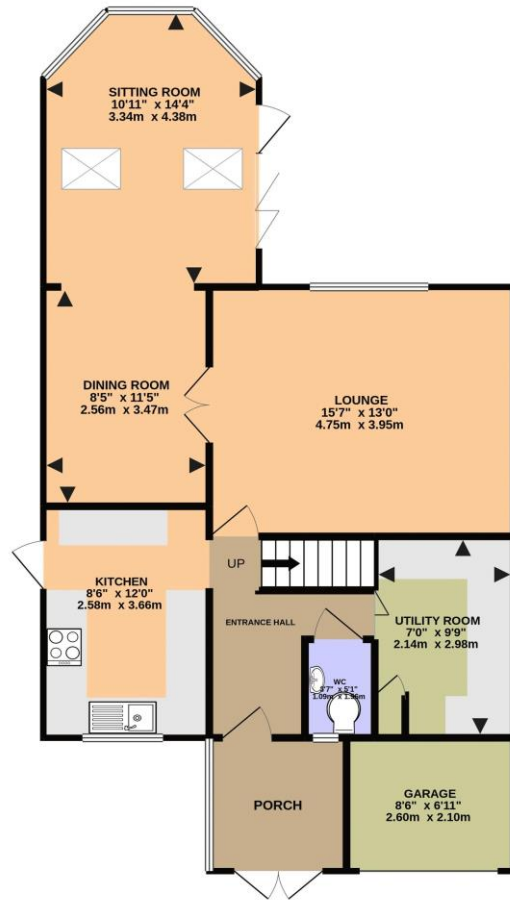
BEDROOM FOUR

Double glazed window to front aspect. Radiator, TV point.

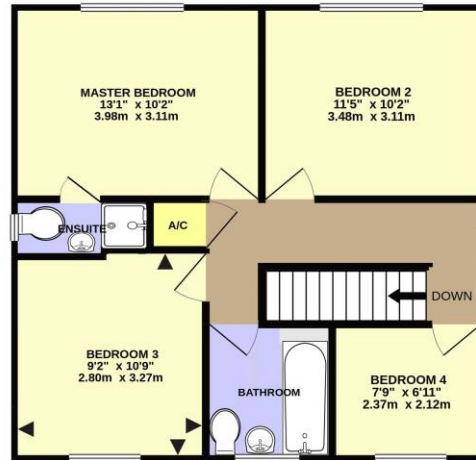
BATHROOM

Frosted double glazed window to front aspect. Comprising a low level w.c., wash hand basin set in vanity unit with mixer tap over, bath with mixer tap and shower attachment over, wall mounted heated towel rail and under floor heating.

Ground Floor
Approx 78.3 sq. metres (842.8 sq. feet)



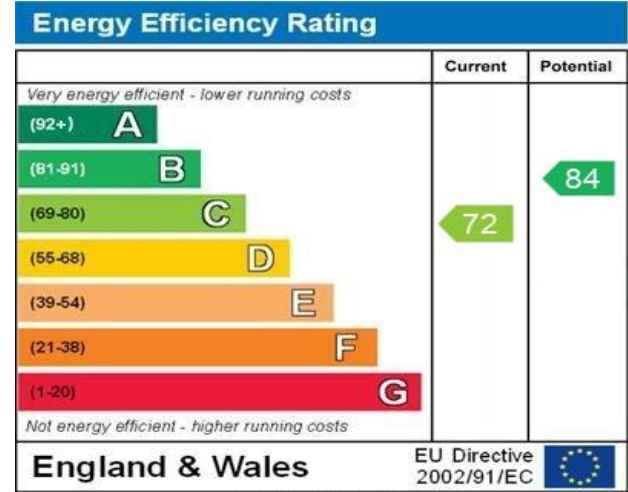
First Floor
53.8 sq. metres (579.1 sq. feet)



HUNTERS OAK, HEMEL HEMPSTEAD HP2 7SN (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOORPLAN AREA: 132.1 SQ METRES (1421.9 SQ FEET)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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