





**Offers in Excess of  
£400,000**

With spectacular views over playing fields, this beautifully extended family home is offered to the market in immaculate condition. The accommodation comprises generous kitchen/diner with bifold doors leading to rear garden, utility space, WC, lounge, refitted 5 piece family bathroom, three bedrooms. Viewing is highly recommended for this unique property in HP1!



# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Stairs to first floor, radiator, door to lounge.

## LOUNGE

Double glazed window to front aspect. Engineered Oak flooring, television point, spotlights, door to kitchen/diner.

## KITCHEN/DINER

Double glazed bi-fold doors to rear aspect, double glazed velux window to rear. Range of wall mounted and floor standing units with quartz work surface over, island with additional storage and wine fridge, one and a half bowl single drainer sink unit with mixer tap and separate filter tap, integrated Neff oven/microwave, induction hob, integrated dishwasher, space for fridge/freezer. Under floor heating in the dining space. Door to utility room.

## UTILITY ROOM

Eye level units, space for washing machine, tumble dryer and fridge, water softener, door to cloakroom.

## CLOAKROOM

Low level w.c., vanity wash hand basin with waterfall tap.

## LANDING

Built in storage cupboard, access to loft via drop down ladder, doors to bedrooms and bathroom.

## BEDROOM ONE

Double glazed window to front aspect. Built in cupboard, radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## BATHROOM

Five piece suite comprising low level w.c. his and hers sinks with waterfall taps, bath with waterfall tap, walk in shower, wall mounted heated towel rail, spotlights.

## OUTSIDE

## FRONT GARDEN

Artificial grass, steps to front door, mature shrubbery.

## REAR GARDEN

Laid for low maintenance, artificial grass, two patio areas, storage shed, raised beds, rear gated access, outside tap.

GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.

1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



BUTTS END, HEMEL HEMPSTEAD HP1 3JH (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1053 sq.ft. (97.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, all measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for guidance 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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## Energy Efficiency Rating

