



## Flauden Park, Hemel Hempstead

**£210,000**

An excellent opportunity to purchase a two double bedroom double unit park home. Situated on the popular Flauden Park Site which is set in the delightful rural hamlet of Flauden with country walks and local public houses. This stunning property has undergone complete modernisation including , kitchen, bathroom and boiler which is run on mains gas. There is a garden and parking for 1 vehicle, with additional parking for visitors and residents. There is good access to the village of Bovingdon and the metropolitan station and shops at Little Chalfont is a ten minute drive away.

Site rules include no commercial vehicles, pets allowed and the owner needs to be 50 years of age or older. No upper chain, viewing strongly recommended.



## Ground Floor

### Entrance Hall

Double glazed front door, LED downlighters, storage cupboard, doors leading to

### Sitting Room

A double aspect room with feature bay window, two radiators, wall mounted LED, double doors connecting the kitchen dining area.

### Kitchen Diner

Replaced approximately three ago, comprising of a range of wall and base units in a sage colour with wood effect work surfaces, integrated

dishwasher, integrated washer/dryer, a two year old gas combi boiler, 4 ring induction hob, integrated electric oven, integrated fridge and freezer, LED work top lighting.

comprising of a large shower tray with glazed panel, WC with concealed cistern, wash hand basin recessed into vanity unit, chrome ladder radiator, extractor fan.

### Pitch Fee and service charge

£233.00 per month.

### Outside

There is a private and secluded side paved patio area, off road parking for one vehicle. A large lawn area located at the front of the property.

### Bedroom One

Window to front, radiator, a range of fitted wardrobes with sliding doors. Point for TV.

### Bedroom Two

Window to side, a range of fitted wardrobes, radiator.

### Shower room

Window to side, refitted approximately 2.5 years ago,

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