



Total Area: 132.5 m<sup>2</sup> ... 1427 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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**Betjeman Way, Hemel Hempstead**

**£699,950**

An opportunity to acquire a very well presented four bedroom detached family home located in a quiet cul de sac, located opposite park land on the edge of the town of Hemel Hempstead. The property benefits from replacement bathroom and en suite to the main bedroom. The detached double garage has been converted to a spacious home office with air conditioning and French doors to the garden. The accommodation comprises of, Entrance hall, Cloakroom/WC, sitting room, dining room, kitchen, utility room,, on the first floor there are four spacious bedrooms the main bedroom benefiting from an ensuite shower room , there is also a family bathroom. The rear garden faces south westerly and there is a large detached home office, on the drive there is off road parking for 3/4 vehicles.



## Ground Floor

### Entrance Hallway

Stairs leading to 1st floor, double glazed UPVC front door, radiator.

### Sitting room

A double aspect room with sliding patio doors leading to the rear garden, TV point, gas fireplace with wood surround and marble hearth.

### Dining room

Window overlooking the front garden, radiator.

### Kitchen breakfast room

A range of wall and base units in a Maple wood finish, granite effect work surfaces, 1.5 bowl stainless steel sink, space for gas oven, space for fridge freezer, tiled splash backs.

### Utility Room

Door to side, a range of wall and base units in a Maple wood finish, stainless steel basin, plumbing for washing machine, wall mounted gas boiler.

## Home Office/Media Room

Formerly a Detached double garage, both doors still in place. Now fully converted with the benefit of air conditioning/heating, double french doors to the garden.

## First Floor

### Landing

Loft hatch, airing cupboard housing hot water cylinder, doors leading to:

### Bedroom One

Window to front, radiator, built in wardrobes, door leading to ensuite shower room

### En suite Shower room

Window to side, fully tiled walls to shower area, fitted shower tray with glazed shower screen, WC and wash hand basin recessed into vanity unit, LED downlighters.

### Bedroom Two

Window to front, with built in wardrobes, radiator.

### Bedroom Three

Window to front, radiator.

## Bedroom Four

Window overlooking the rear garden, radiator.

## Bathroom

Window to rear, tiled walls, wash hand basin recessed into vanity unit, clean panelled bath with folding glazed shower screen, WC with concealed cistern, chrome towel radiator, LED downlighters, wood effect flooring.

## Outside

### Rear Garden

Mainly laid to lawn with mature hedges and shrub raised beds, patio area, door leading to front driveway. French doors leading to:

### Driveway

There is off road parking for 4 vehicles and potential space to create further parking.

## Tenure

Freehold

## Council Tax

Band D £193 pcm

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