



Box Lane, Hemel Hempstead

£1,650,000

A rare opportunity to purchase a beautifully presented four double bedroom, 4,300 sq ft (400 m sq) newly built detached family home which has been built to an exceptionally high standard. The house was constructed in 2022 and is situated on a plot of just under three quarters of an acre, backing onto woodland, located within a 5 minute walk to the railway station in Hemel Hempstead. The accommodation comprises of a spacious and light entrance hallway, sitting room, playroom, kitchen family room measuring just over 1,000 sq ft, study, wet room/changing room, large utility room, cloakroom/WC. On the first floor there is a spacious landing with a lantern roof light, there are four double bedroom, the primary bedroom has a separate dressing room and a beautifully appointed en suite bathroom. there is a family bathroom and a shared ensuite shower room between two bedrooms. There is a detached double garage and off road parking for several cars.

Ground Floor

Entrance Hall

With a large solid Oak front door, porcelain tiled flooring with a wet underfloor heating system, concealed LED lighting, ornate metal art deco stair spindles, doors leading to:

Family Room

Large feature bay window overlooking the front driveway, karndine wood plank flooring, under floor heating, TV point.

Playroom

Large feature bay window overlooking the front driveway, underfloor heating,

Cloakroom/WC

Window to front, high vaulted ceiling, WC with a concealed cistern, decorative circular wash hand basin, porcelain tiled flooring.

Kitchen/ lounge dining room.

A stunning living space measuring approximately 1,000 square foot. Comprising of a range of base units and larder style units in black with black granite work surfaces and a large island with a black marble work surface with an integrated Bora induction hob and surface extractor. Integrated Siemens twin ovens, two integrated Miele dishwashers, integrated Bosch and Siemens fridge and freezer, concealed LED ceiling lighting, space for dining table and chairs and several sofa sets. Doors leading to

Utility Room

Door leading from the kitchen, a range of base units porcelain basin with drainer, plumbing for washing machine and space for tumble dryer, door leading to the boiler cupboard housing

two gas central heating boilers.

Study/Bedroom 5

Window to front, door to side way porcelain tiled flooring, LED lighting.

Storage room

Located off the kitchen, it is partly plumbed for a wet room and changing room to facilitate an outside hot tub.

First floor

Landing

With a large lantern roof light, Velux window, doors leading to:

Bedroom One

With a large lantern roof light, window overlooking the front driveway, under floor heating system, storage cupboard, LED downlighters, double width opening to:

Dressing Room

Window overlooking the front driveway, LED downlighters, underfloor heating.

Ensuite bathroom

Tiled walls and floors in a stunning white and grey marble porcelain tile, freestanding bath tub with a column pillar mixer tap, large wash hand basin recessed into a vanity unit, French doors looking over the rear garden, WC with a concealed cistern.

Bedroom Two

Window overlooking the rear garden, LED downlighters, door leading to a shared Jack and Gill ensuite.

Bedroom Three

Window overlooking the rear garden, LED downlighters, door leading to a shared Jack and Gill ensuite.

Ensuite shower room

Velux window to the rear garden, large built in shower tray with glazed panel, black wall mounted shower mixer, wash hand basin recessed into vanity unit, WC with concealed cistern, tiled flooring and partial tiled walls.

Bedroom Four

Window to the front, LED downlighters.

Family Bathroom

Window to front, comprising of a freestanding bath tub with black wall mounted mixer, large shower cubicle with black fitments, WC with concealed cistern, bowl style wash hand basin sitting on a vanity unit. Porcelain tiled flooring and partial tiled walls.

Outside

To the front

A gated driveway creating parking for several vehicles, or side tap. Access to the rear garden.

Rear Garden

With a large paved patio area creating a beautiful seating and dining area with views over the rear lawned garden. Backing onto Boxmoor Trust woodland.

Detached double garage

With light and power, pedestrian door, large double electrically operated door.

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