



**Ground Floor**

**First Floor**

Total Area: 151.7 m<sup>2</sup> ... 1633 ft<sup>2</sup>

All measurements are approximate and for display purposes only



35a, High Street, Hemel Hempstead,  
Hertfordshire, HP3 0HG  
T: 01442 831500  
F: 01442 831300  
E: info@whitewoodproperties.co.uk  
W: <http://www.whitewoodproperties.co.uk>



**Chambersbury Lane, Hemel Hempstead**

**£699,995**

An opportunity to acquire a spacious detached three double bedroom house with great potential to extend two stories on either side. The property currently benefits from granted planning permission for a single story and side extension. There is a large gravel area creating off road parking for several cars and a driveway leading to the garage. The accommodation comprises of: spacious entrance hallway, downstairs WC, sitting room with feature bay window, dining room, family room, work to the kitchen has commenced and there is a brand new Howdens Kitchen in the garage. The first floor has three double bedrooms and a replacement bathroom. There is a large South-Easterly facing rear garden.

## Ground Floor

### Entrance Porch

Double glazed front door, and window, space for boots and coat hanging. Door leading to inner hallway.

### Inner hallway

Window to side, stairs leading to first floor landing, under stairs storage cupboard, radiator, Doors leading to:

### WC/ Cloakroom

Window to side, WC with concealed cistern, wash hand basin, fully tiled walls and floor.

### Sitting Room

Feature double glazed bay window overlooking the front garden and driveway, two radiators, feature painted stone chimney breast, TV point, bi folding internal door leading to the dining room.

### Dining room

Door leading to kitchen, double width opening leading to family room.

### Family Room

A double aspect room, with door leading to the garden, large radiator.

## Kitchen

There is a brand new Howdens kitchen complete with appliances in the garage in readiness of being fitted. The new Howdens kitchen is a white Shaker kitchen with oak effect work surfaces. CGI Design drawings are available to view upon the viewing and in our office.

Wall mounted Baxi Combi boiler approximately 13 months old. Door to the side, window overlooking the rear garden.

### Covered side area

Timber framed roof with plastic roof panel, sliding patio doors leading to the rear garden, door to front driveway and door leading to garage.

## First floor

### Landing

Window to side, loft hatch with loft ladder, doors leading to.

### Bedroom One

Window overlooking the rear garden, built in double wardrobe.

### Bedroom Two

Window overlooking the front driveway, radiator, Has 2 x built in double wardrobes.

## Bedroom Three

Window overlooking the rear garden, radiator.

## Family Bathroom

A replaced bathroom suite with fitted storage units, mirror with light/demister, ceiling extractor fan with fully tiled walls.

## Outside

### To the rear

Mainly laid to lawn with a large paved patio area, mature hedging and shrub borders, there is a double width gated access leading to the front driveway.

### To the front

There is a large gravel area creating off road parking for several vehicles, a driveway leading to the garage with electric up-and-over door, double gated access leading to the rear garden and a EV Charging Point.

## Planning Permission

Full planning has been Granted for an Enlargement of the garage and Single storey side infill extension. This was granted on 29th April 2019.

## Council Tax

Band F £3128,73

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