



Total Area: 216.0 m<sup>2</sup> ... 2325 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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## Peascroft Road, Hemel Hempstead

**£875,000**

A spacious five bedroom detached family home that benefitted from a double storey extension in the 1990's. Benefitting from double glazing and a new gas central heating boiler the property is situated in a popular residential area with local shops and schools nearby and with good access to the M1 motorway, junction 8. Accommodation includes: Three reception rooms, modern kitchen, downstairs cloakroom, on the first floor there are fitted wardrobes to the bedrooms and the Master bedroom has an en suite bathroom as well as the family bathroom. There is a double length garage and a single garage as well as off road parking and a mature, well established rear garden. Offered for sale with no upper chain.



## Ground Floor

### Entrance Porch

With an open covered area, door leading to:

### Inner Hallway

Stairs to first floor, doors leading to.

### Cloakroom/WC

Close coupled WC, wash hand basin,

### Sitting Room

A double aspect room with TV point, radiator, sliding patio doors leading to the rear garden, double doors leading to the dining room.

### Dining Room

Window overlooking the rear garden, radiator, double sliding doors leading to the sitting room.

### Study

Window to front, radiator.

### Kitchen diner

A range of wall and base units in a cream colour with granite work surfaces, window overlooking the rear garden, door leading to inner lobby.

## First Floor

### Landing

Window overlooking the front garden, loft hatch with pull down loft ladder, airing cupboard, radiator, doors leading to:

### Bedroom One

A double aspect room with two windows overlooking the rear garden and window to the front with views over the front driveway, loft hatch three radiators, door to:

### Ensuite Shower Room

Window to front, close coupled WC, corner shower cubicle with wall mounted shower mixer, wash hand basin recessed into vanity unit, fully tiled walls.

### Bedroom Two

Window to the rear garden. Fitted double wardrobe, radiator.

### Bedroom Three

Window overlooking the rear garden, radiator, built in wardrobe.

### Bedroom Four

Window overlooking the rear garden, radiator, built in double wardrobe.

### Bedroom Five

Window to front, radiator, built in double wardrobe.

### Family Bathroom

Window to front, radiator, corner spa bath, close coupled WC, bidet, wash hand basin recessed into vanity unit, fully tiled walls, radiator.

## Outside

### To the Front

A block paved driveway providing off road parking for 4 cars, there is a large lawn area which has great potential to create further off road parking. Pedestrian gate to rear.

### Rear garden

Mainly laid to lawn, surrounded by mature hedges and trees, mature and well stocked shrub beds, two paved patio areas, timber tool shed. Pedestrian access to the front.

### Garage and workshop

Window to the rear garden, door to the rear patio, replacement wall mounted gas central heating boiler. Double garage with electrically operated roller shutter doors..

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