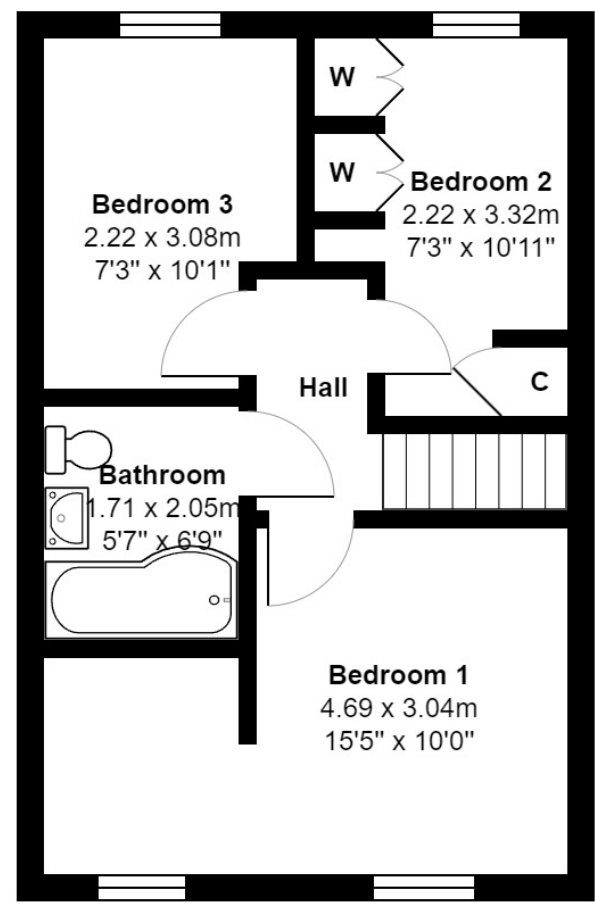


Ground Floor



First Floor

Total Area: 81.8 m² ... 881 ft²

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>



Hawkins Way, Hemel Hempstead

£475,000

A modern three bedroom semi detached family home conveniently situated within walking distance of the local village. The property benefits from a newly fitted kitchen, the wall has been removed between the kitchen and the sitting room creating a larger kitchen breakfast room now open plan to the sitting room. Downstairs cloakroom, three bedrooms and a newly fitted bathroom. There is garage attached to the property, off road parking for 3 vehicles and a good size garden to the rear.

Bovingdon village has an A* Junior Academy, a good selection of local shops, pubs, doctors, dentists and a library. There are excellent links to the M25 junction 20 and rail links into London via Hemel Hempstead into Euston or the metro line from Chesham, both a short drive away.

Ground Floor

Entrance Hall

Replacement double glazed door, light oak effect flooring, radiator, under stairs storage cupboard, stairs leading to first floor landing, doors leading to.

Cloakroom/WC

Window to front, close coupled WC, wash hand basin recessed into vanity unit, radiator.

Kitchen diner

A recently fitted kitchen, comprising of a range of wall and base units with wood effect work surfaces, LED lighting, a range of AEG appliances such as integrated stainless steel oven and grill, four ring induction hob, integrated dishwasher, plumbing and space for washing machine, integrated fridge and freezer, 1.5 bowl white ceramic sink, breakfast bar with seating space for four stools.

Sitting/ Dining room

Open plan leading from the kitchen, LED downlighters, window to rear and sliding patio doors leading to the rear garden, radiator, oak wood effect laminate flooring, point for TV.

First Floor

Landing

Loft hatch, doors leading to:

Bedroom One

Two windows overlooking the rear garden, radiator, dressing room area with free standing sliding fronted wardrobes, LED down lighters.

Bedroom Two

Window to front, radiator, coved ceiling.

Bedroom Three

Currently used as an office with built in desk and drawer units, a range of fitted wardrobes, hot water cylinder located in the airing cupboard.

Bathroom

A replacement suite comprising of a P shaped shower bath with curved glazed shower screen, wall mounted shower mixer with flexible shower hose attachment and a fixed shower head, wash hand basin recessed into vanity unit, WC with concealed cistern, chrome towel radiator, tiled flooring and partly tiled walls. Extractor fan and LED downlighters.

Outside

To the front

A block paved driveway, power sockets and drive way leading to the garage, creating off road parking for 3 cars.

Garage

With up and over door from the front driveway, pedestrian door leading to the rear garden, light and power.

Rear Garden

Mainly laid to lawn with new fencing to all boundaries. Outside electric point.

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