

Offers In Excess Of **£725,000**

tel: **01442 214151**



## **Branksome Close, Hemel Hempstead HERTS HP2 7AG**

Clements are delighted to offer this deceptively spacious FOUR bedroom EXTENDED detached family home offering a superb range of features including excellent sized rooms with four reception areas and a large master bedroom with En-suite, good decorative order, integral garage, downstairs shower room, well kept gardens, off street parking & a sought after Cul de sac location set close to amenities. **VIEWING ESSENTIAL!**

- **EXTENDED DETACHED PROPERTY**
- **FOUR LARGE BEDROOMS**
- **FOUR RECEPTION AREAS**
- **KITCHEN/BREAKFAST ROOM**
- **SPACIOUS ROOM SIZES**



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## Property Description

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### COMPOSITE FRONT DOOR LEADING TO:

#### ENTRANCE HALLWAY

Stairs to the first floor, radiator, fitted carpet, doors to a large cloak cupboard, doors to:

#### CLOAKROOM

Low level WC, wash hand basin, tiled splash back, frosted double glazed window to side.

#### LOUNGE AREA

16' 4" x 14' 1" (4.98m x 4.29m)

A large bright room with a good sized double glazed picture window to front, a feature fireplace with marble surround and gas fire insert, fitted carpet, coved ceiling, radiator, leading to:

#### SITTING ROOM AREA

12' 6" x 10' 6" (3.81m x 3.2m)

Well decorated with a double glazed window to side, fitted carpet, built in under stairs cupboard, radiator, coved ceiling, double doors and windows leading to:

#### DINING AREA

20' 5" x 9' 1" (6.22m x 2.77m)

Well decorated with double glazed windows and French doors to rear leading on to the garden, space for a dining table, radiator, opening to the kitchen and door to:

#### LOBBY/UTILITY AREA

Space for a washing machine and tumble dryer above, doors to the integral garage, shower room and door to:

#### CINEMA/PLAY ROOM

20' 1" x 8' 8" (6.12m x 2.64m)

Double glazed windows to side and rear, fitted carpet, radiator.

#### SHOWER ROOM

Walk in shower cubicle with wall mounted shower, wash hand basin, tiled walls.

#### INTEGRAL GARAGE

23' 2" x 9' 6" (7.06m x 2.9m)

Electric roller door to front, wall mounted boiler, fitted cupboards, power and light.

### KITCHEN/BREAKFAST ROOM

14' 4" x 9' 6" (4.37m x 2.9m)

Comprising an excellent range of wall and floor mounted units with fitted work surfaces and built in breakfast bar, inset stainless steel sink with drainer, built in eye level double oven, built in microwave with gas hob over with fitted extractor hood above, space for a fridge freezer, inset ceiling spot lights, part tiled walls.

### FIRST FLOOR LANDING

A large landing with doors to the bedrooms, bathroom and large walk in cupboard, fitted carpet, entrance to the loft.

### MASTER BEDROOM

19' 2" x 10' 8" (5.84m x 3.25m)

A large well decorated room with an excellent range of fitted wardrobes, cupboards and built in seating area, double glazed Georgian style windows to front, two radiators, fitted carpet, door leading to:

### EN SUITE SHOWER ROOM

Walk in shower cubicle with wall mounted shower, low level WC, wash hand basin, frosted double glazed window to front, radiator, part tiled walls, large built in airing cupboard, inset ceiling spot lights.

### BEDROOM TWO

18' 5" x 10' 5" (5.61m x 3.18m)

A very large well decorated bedroom with a double glazed window to rear, radiator, coved ceiling.

### BEDROOM THREE

17' 11" x 9' 10" (5.46m x 3m) + RECESS

Another large bedroom with a double glazed window to rear, radiator, fitted carpet.

### BEDROOM FOUR 13' 1" x 12' 9" (3.99m x 3.89m)

Double glazed window to rear, fitted carpet, radiator, coved ceiling.

### BATHROOM

A large luxury bathroom suite comprising a walk in double shower cubicle with dual controls, panel enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, heated towel rail, tiled walls and tiled floor, frosted double glazed window to rear.

### OUTSIDE

#### REAR GARDEN

A paved patio area with steps up to a laid to awn area, ornamental pond, various plants, tress and shrubs, fence enclosed with a wooden shed and summer house to rear.

#### FRONT GARDEN

Hedge enclosed with block paving to front offering parking for three cars. Access to the garage and front door.



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

### Contact Details

142 Marlowes

Hemel Hempstead

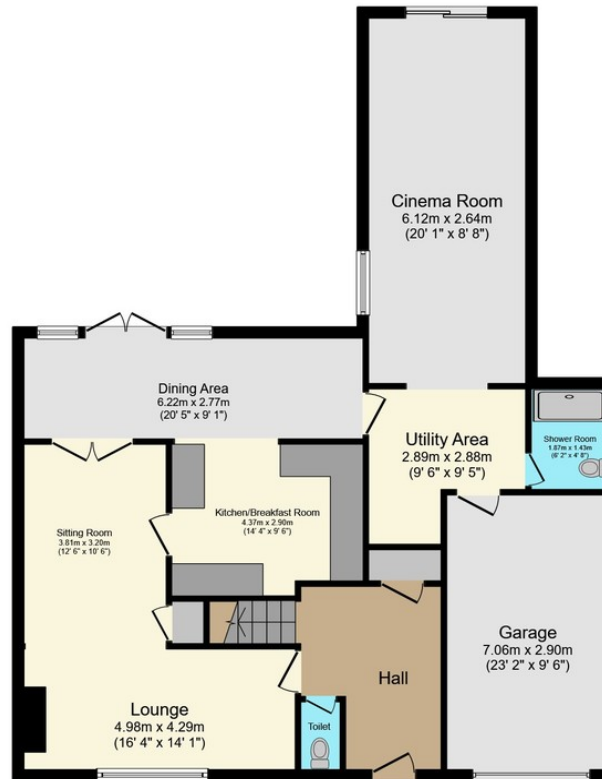
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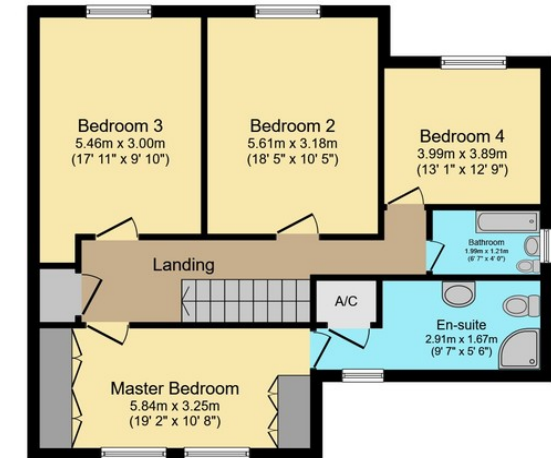
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### Ground Floor

Floor area 102.0 sq. m. (1,098 sq. ft.) approx



### First Floor

Floor area 65.0 sq. m. (700 sq. ft.) approx

Total floor area 167.0 sq. m. (1,798 sq. ft.) approx

Floor plans are for identification purposes only.

All measurements are approximate.

Printed Contact Details...

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements