

Offers In Excess Of **£650,000**

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## The Shrubbery, Fields End, Hemel Hempstead HERTS HP1 2TG

Clements Estate Agents are delighted to offer this truly OUTSTANDING and VERY well presented FIVE bedroom detached family home benefiting spacious living accommodation of around 2,600 square feet set in this popular modern development. The property offers flexible accommodation currently with use of a self contained ANNEX. The property also offers off street parking to the front and a large detached games room and music room. VIEWING ESSENTIAL!

- STUNNING FAMILY HOME
- FIVE BEDROOMS
- SEPARATE ANNEX IF NEEDED
- SNOOKER/GAMES ROOM
- OFF STREET PARKING



## Property Description

**STORM PORCH** Wooden front door to :-

**ENTRANCE HALL** Stairs leading to the first floor. Herring bone parquet effect luxury vinyl flooring. Radiator. Doors to:-

**CLOAKROOM** Refitted to a high standard in white with chrome fittings and comprising of a vanity unit with wash hand basin, mixer tap, storage under and a low level WC. Radiator. Double glazed window.

**LOUNGE** 20' 10" x 12' 4" (6.35m x 3.76m)

Dual aspect with a double glazed bay window to the front aspect and a double glazed patio doors opening on to the rear gardens decked seating area. Feature cast iron gas stove with an impressive brick stock surround and Oak mantle. Two radiators.

**SITTING ROOM** 16' 1" x 14' 7" (4.9m x 4.44m)

Dual aspect with two double glazed window to the front

aspect and double glazed patio doors offering rear access. Feature electric fire. Two radiators. Stairs to the first floor.

### KITCHEN DINING / FAMILY ROOM

22' 3" x 11' 4" (6.78m x 3.45m)

An outstanding feature of this property is this open plan entertaining space.

**DINING / FAMILY ROOM** Double glazed patio doors opening on to the rear gardens decked seating area. Large Oak dining table area. Radiator. Opening on to:-

**KITCHEN** Superbly refitted with a single bowl single drainer sink unit with mixer tap and a range of matching high gloss units comprising of both cupboards and drawers. Colour coordinated work surface with matching up standings. Integrated stainless steel double oven / grill. Integrated hob with an extractor hood over. Integrated microwave oven. Integrated dishwasher. USB plug points. Radiator. Double glazed window. Door to:-

**UTILITY ROOM** 8' 6" x 6' 11" (2.59m x 2.11m)

Double glazed window. Colour coordinated work surface with space and plumbing under for an automatic washing machine and further white goods. Space for a fridge freezer. Wall mounted gas boiler. Wooden front door to side access.

**KITCHEN 2** 12' 5" x 8' 6" (3.78m x 2.59m)

Fitted with a single bowl single drainer stainless steel sink unit with mixer tap and a range of matching shaker style wall and floor mounted units comprising of both cupboards and drawers with the benefit of matching cornices, plinths and pelmets. Colour co-ordinated work surface and part tiled walls. Integrated double oven / grill. Integrated hob with a stainless steel extractor hood over. Integrated washer dryer. Integrated dishwasher. Space for a fridge freezer. Wall mounted gas boiler. Recessed ceiling lighting. Wood effect flooring. Radiator. Double glazed window.

### **FIRST FLOOR LANDING**

Double glazed window. Access to a boarded loft space with lights accessed via a fitted ladder. Shelled airing cupboard.

**MASTER BEDROOM** 12' 7" x 12' 1" (3.84m x 3.68m)

Double glazed window. Range of mirror fronted wardrobes. Radiator. Door to:-

**DRESSING ROOM** Door to:-

**ENSUITE SHOWER ROOM** Refitted in white with chrome fittings and comprising of a tiled shower cubicle with an Aqualisa digital shower and fitted shower doors. Vanity unit with wash hand basin, mixer tap, storage under and a low level WC. Chrome heated towel rail. Extractor fan. Double glazed window.

**BEDROOM 2.** 12' 7" x 10' 9" (3.84m x 3.28m)

Double glazed window. Wood effect flooring. Radiator.

**BEDROOM 3** 9' 2" x 9' 2" (2.79m x 2.79m)

Double glazed window. Wood effect flooring. Radiator.

**BEDROOM 4.** 8' 8" x 7' 7" (2.64m x 2.31m)

Double glazed window. Radiator.

**BATHROOM** Refitted in white with chrome fittings and comprising of a panelled bath with mixer tap, shower attachment over and a fitted shower screen. Vanity unit with wash hand basin, storage under and a low level WC with a concealed cistern. Colour co-ordinated tiled walls with decorative tiled border and tiled flooring. Shaver point. Radiator. Double glazed window.

**GUEST BEDROOM** 16' 0" x 14' 7" (4.88m x 4.44m)

Two double glazed windows. Access to loft space. Radiator.

**BATHROOM** Luxuriously fitted in white with chrome fittings and comprising of a roll top bath with clawed feet and a mixer tap with a shower attachment. Tiled shower cubicle with fitted shower and shower doors. Pedestal wash hand basin and a low level WC. Colour co-ordinated part tiled walls with decorative few tiling. Wide plank wood effect flooring. Radiator. Extractor fan. Double glazed window.

**WALK IN WARDROBE** With fitted rails. Wide plank wood effect flooring. Radiator.

**OUTSIDE**

**DRIVEWAY** Brick block driveway providing excellent off road parking facilities

**REAR GARDEN** Arrange with low maintenance in mind with decked and patio seating areas. Garden pond. Awning. Power and lighting. Outside tap. Gated side and rear access fenced boundaries.

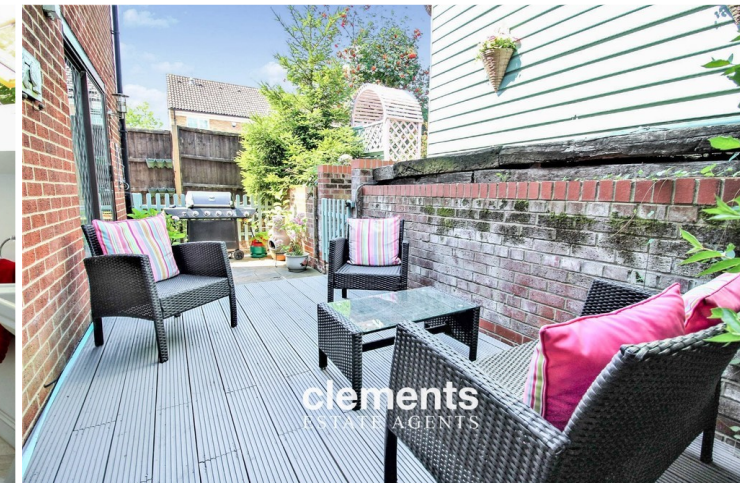
**DETACHED GAMES ROOM AND MUSIC STUDIO**

**SNOOKER ROOM** 22' 0" x 17' 7" (6.71m x 5.36m)

Full insulated with power and lighting. Double glazed door. Door leading to:-

**MUSIC ROOM** 14' 5" x 6' 11" (4.39m x 2.11m)

Sound proof with power and light.



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

### Contact Details

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### Ground Floor

Floor area 99.0 sq. m. (1,066 sq. ft.) approx

### First Floor

Floor area 97.0 sq. m. (1,044 sq. ft.) approx

### Outbuilding

Floor area 48.0 sq. m. (517 sq. ft.) approx

Total floor area 244.0 sq. m. (2,626 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

**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