



## West Valley Road, Hemel Hempstead, HP3 0AN

### Offers In Excess Of £575,000

A greatly extended & extremely well decorated SIX bedroom Semi-Detached family home set over three floors and offering an excellent range of features including very good decorative order with a newly fitted kitchen and bathrooms, utility room, spacious room sizes, underfloor heating downstairs, off street parking, large rear garden and a sought after Apsley location ideally situated for good local schools, amenities and transport links including Apsley mainline railway station with direct links to London Euston.



## FRONT

Steps leading to a feature front door leading to:

## ENTRANCE HALLWAY

Well decorated with laminate wood flooring with underfloor heating, stairs leading to the first floor with cupboards beneath, inset ceiling spot lights, doors to:

## LOUNGE 19'0" x 9'6" (5.78 x 2.90)

A good sized well decorated room with a double glazed bay window to front with plantation style shutters, laminate wood flooring with underfloor heating, TV point, inset ceiling spot lights.

## KITCHEN/FAMILY ROOM 21'9" x 14'9" (6.62 x 4.49)

### KITCHEN AREA



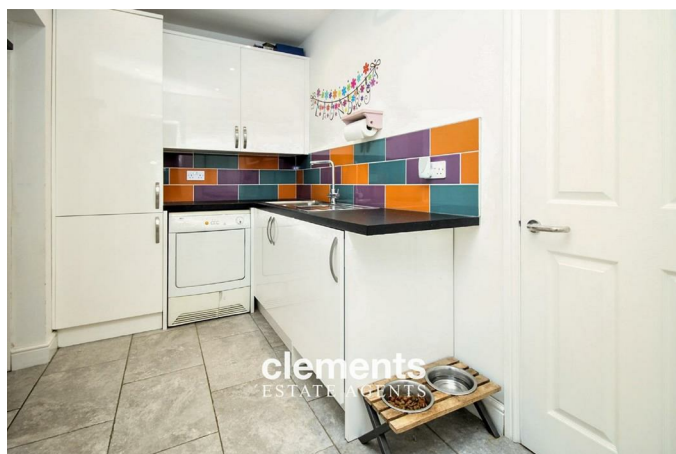
Comprising an excellent range of wall and floor mounted units with granite work surfaces and feature centre island, one and half bowl sink with drainer and mixer taps, space for a range cooker, space for an American style fridge freezer, integral dish washer, tiled flooring with underfloor heating, Bi-Folding double glazed doors to rear leading on to the garden.

## FAMILY ROOM AREA



Well decorated with space for a sofa and dining table if required, TV point, inset ceiling spot lights, underfloor heating, TV point.

## UTILITY ROOM 11'2" x 6'2" (3.40 x 1.89)



Well decorated with a range of wall and floor mounted units, roll top work surfaces with a stainless steel sink with single drainer and mixer taps, integral washing machine and space for a tumble dryer, part tiled walls and tiled flooring with underfloor heating, doors leading to:

## SHOWER ROOM



A modern luxury shower room comprising a shaped walk in shower cubicle with wall mounted shower, low level WC, wash hand basin with vanity units beneath, part tiled walls, tiled flooring, double glazed window to front.

## SIDE WALK WAY 34'1" x 3'3" (10.40 x 0.99)

Double glazed door to front and further door to rear leading on to the garden.

## FIRST FLOOR LANDING

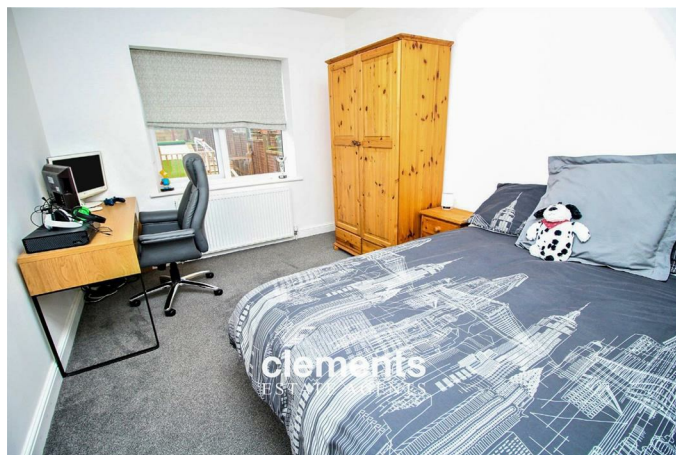
Well decorated with doors to the bedrooms, bathroom and built in airing/boiler cupboard, fitted carpet, double glazed window to front with a small study area, inset ceiling spot lights, stairs leading to the second floor.

## BEDROOM 11'10" x 9'9" (3.60 x 2.96)



Well decorated with a double glazed window to front, wall mounted radiator, fitted carpet, inset ceiling spot lights.

## BEDROOM 14'2" x 9'6" (4.32 x 2.90)



Well decorated with a double glazed window to rear, fitted carpet, wall mounted radiator, inset ceiling spot lights.

## BEDROOM 10'6" x 9'9" (3.21 x 2.96)



Double glazed window to rear, fitted carpet, inset ceiling spot lights, wall mounted radiator.

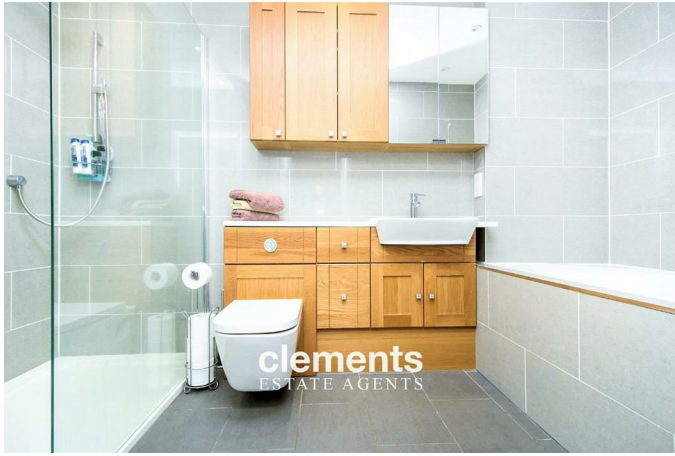
## BEDROOM 9'7" x 8'11" (2.91 x 2.73)



Double glazed window to front, wall mounted radiator, fitted carpet, inset ceiling spot lights.



## BATHROOM



A luxury bathroom suite comprising a walk in shower cubicle with wall mounted shower and over head rainfall style shower head, a tiled panel enclosed bath with mixer taps and shower attachment, low level WC, wash hand basin with vanity units over and beneath, heated towel rail, wall mounted shaver point, inset ceiling spot lights, part tiled walls and tiled flooring.

## SECOND FLOOR

### MASTER BEDROOM 11'10" x 11'4" (3.60 x 3.45)



A good sized well decorated double aspect room with double glazed skylight windows to front and a double glazed dormer style window to rear, fitted carpet, wall mounted radiator, inset eave storage. door to:

## BEDROOM



Originally designed to be a dressing room and En-Suite but currently used as a sixth bedroom with an excellent range of fitted wardrobes, fitted carpet, large eave storage, fitted carpet, inset ceiling spot lights.

## OUTSIDE

### FRONT GARDEN

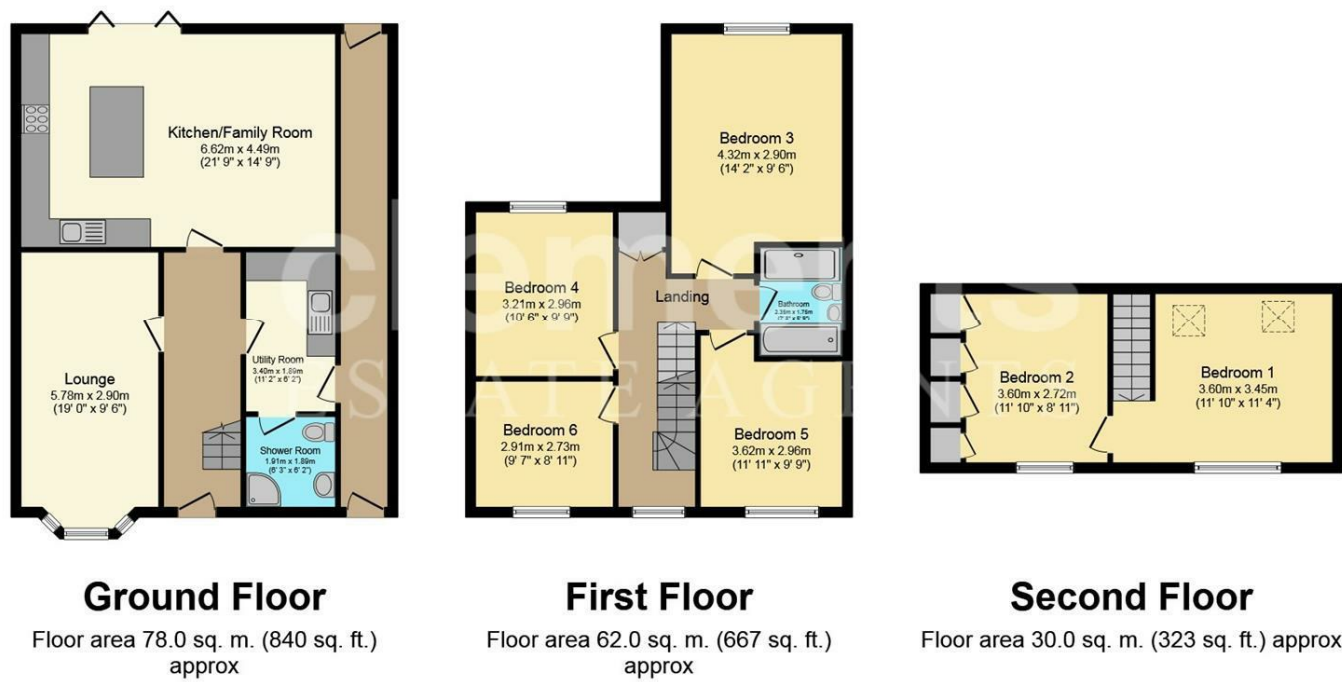
A gravelled frontage offering parking for up to THREE cars, access to the front door.

### REAR GARDEN



A large garden with a good sized patio area and covered storage, steps leading up to a mainly artificially lawned garden with separate designated areas, a pathway way to rear with flower borders to rear.

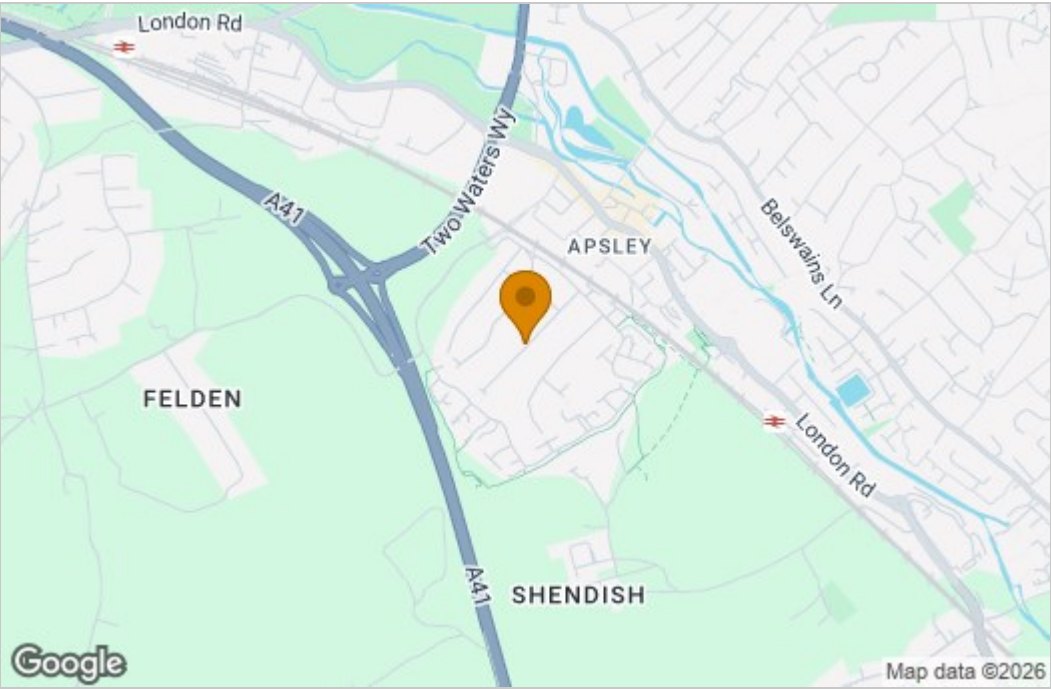
Floor Plan



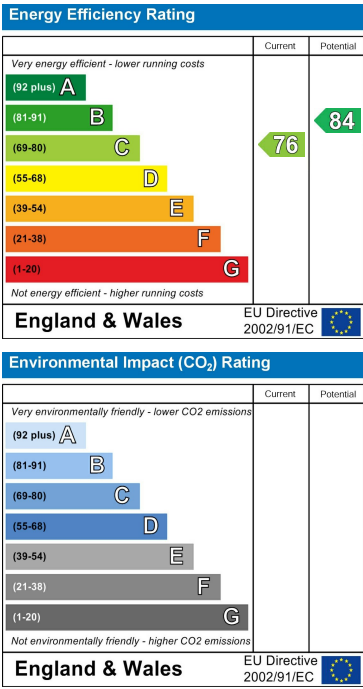
Total floor area 170.0 sq. m. (1,830 sq. ft.) approx

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

Area Map



Energy Efficiency Graph



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