

# 01442 933450



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## Chaulden Vale

### £529,950

A stunning 4/5 family home situated in this sought after location of Chaulden Vale. The property is in showroom condition benefiting from 2/3 reception rooms, master bedroom with en suite and three/four further bedrooms, front and rear garden, driveway and garage. Walking distance to train station.

**ENTRANCE HALL : LIVING/DINING ROOM : CONSERVATORY :  
KITCHEN : UTILITY ROOM : CLOAKROOM : SITTING ROOM/BEDROOM  
FIVE : LANDING : MASTER BEDROOM WITH EN SUITE :  
THREE FURTHER BEDROOMS : BATHROOM : FRONT & REAR  
GARDEN : DRIVEWAY & GARAGE**

- ❖ Stunning detached family home
- ❖ Sought after location of Chaulden Vale
- ❖ Outstanding condition throughout
- ❖ Two/three reception Rooms
- ❖ Luxury kitchen & utility room

- ❖ Master bedroom with en suite
- ❖ Three/four further bedrooms
- ❖ Front & rear garden
- ❖ Driveway & garage
- ❖ Convenient for local schools, amenities & train station



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# Sundew Road, Chaulden Vale, Hemel Hempstead, HP1 2DQ

Double glazed front door to:

## ENTRANCE HALL

Stairs to first floor, cloaks cupboard and radiator. Doors to kitchen, cloakroom, sitting room/bedroom five and to:

## LIVING/DINING ROOM

Coving to ceiling, leaded light double glazed bay window to front and gas fire with marble inserts and decorative surround. Door to kitchen, wood laminate flooring, two radiators and double glazed sliding door to:

## CONSERVATORY

Double glazed windows and double door to rear with fitted blinds, fan light.

## KITCHEN

Fitted with floor and wall mounted units with work surfaces over, built in double oven with separate five ring hob and extractor hood over. Stainless steel sink unit with mixer tap, breakfast bar, part tiled walls and ceramic tiled flooring. Leaded light double glazed window to rear, under stairs storage cupboard, radiator and opening to:

## UTILITY ROOM

Fitted with floor mounted units and work surface over, intergrated washing machine, intergrated dishwasher and space for fridge. Stainless steel sink unit with mixer tap, part tiled walls, ceramic tiled floor and boiler. Leaded light double glazed window to rear and leaded light double glazed door to side.

## SITTING ROOM/BEDROOM FIVE

Halogen spot lights, radiator and leaded light double glazed window to front.

## CLOAKROOM

Fitted vanity unit with semi recessed basin with mixer tap. Back to wall W/C with concealed cistern and leaded light frosted double glazed window to side.

## FIRST FLOOR - LANDING

Access to loft void, airing cupboard and doors to bedrooms and bathroom.

## MASTER BEDROOM

Built in wardrobe with mirror fronted doors, radiator, leaded light double glazed window to front and door to:

## EN SUITE

Suite comprising shower enclosure with wall mounted power shower, close coupled W/C and full pedestal basin with mixer tap. Shaver point, part tiled walls, ceramic tiled floor, radiator and leaded light double glazed window to front.

## BEDROOM TWO

Built in wardrobe, radiator and leaded light double glazed window to front.

## BEDROOM THREE

Built in wardrobe, radiator and leaded light double glazed window to rear.

## BEDROOM FOUR

Built in wardrobe, radiator and leaded light double glazed window to rear.

## BATHROOM

White suite comprising panelled bath with mixer tap and shower attachment, his and hers full pedestal basins with mixer taps and close coupled W/C. Cermaic tiled floor, part tiled walls, radiator, shaver point and leaded light frosted double glazed window to rear.

## REAR GARDEN

Mainly laid to lawn with block paved patio, steps and pathway to side access. Cold tap, flower/shrub beds, circular patio and further Indian limestone patio. Fenced at boundaries and door to garage.

## FRONT GARDEN

Mainly laid to lawn with shrub and flower beds. Hedging and side gated access.

## DRIVEWAY

Block paved driveway for approximately four vehicles.

## GARAGE

Up and over door, power and light.

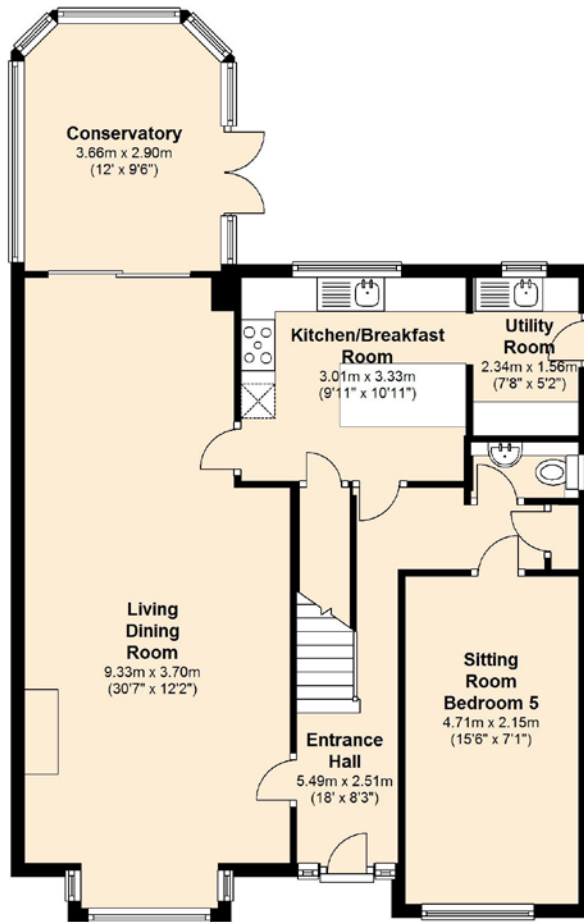
EPC Summary: EER C (63/82) EIR C (55/77)

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Home Truth Properties Ltd, Imex, 575-599 Maxted Road, Hemel Hempstead, Hertfordshire, HP2 7DX

## Ground Floor

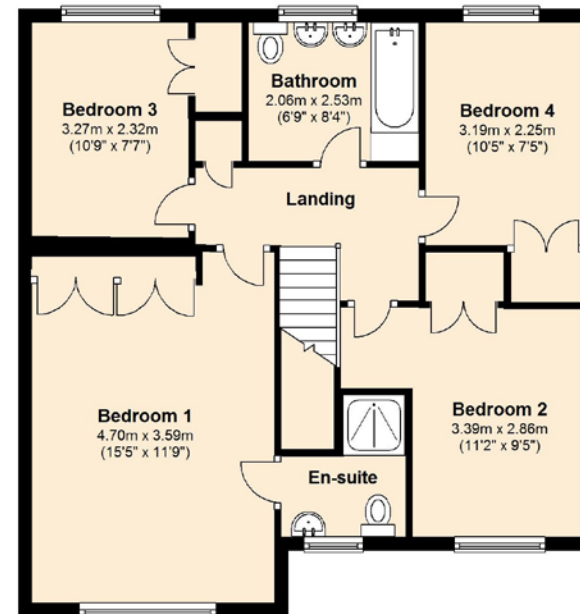
Approx. 83.2 sq. metres (895.2 sq. feet)



Note bedroom measurements are to front of wardrobes where present

## First Floor

Approx. 63.4 sq. metres (682.7 sq. feet)



Total area: approx. 146.6 sq. metres (1577.9 sq. feet)

### Important Notice

Although these particulars, together with any photographs and/or any floor plans, are intended to give a fair description of the property, they do not form any part of a contract. The Vendors, their Agents, Home Truth and persons in their employ do not give any warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the Agent. All negotiations should be conducted through Home Truth.

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