

Gullbrook, Boxmoor, Hemel Hempstead, HP1 1RR
Asking price £1,150,000

Sears & Co
estate & letting agents

An impressive, immaculately presented & rarely available detached residence, set on a truly outstanding mature corner plot measuring approximately a quarter of an acre located on one of Boxmoor's most prestigious 'cul de sac' locations. Gullbrook, is located approximately 0.9 miles from Hemel Hempstead's mainline train station with accommodation spanning in excess of 2100 sqft and offers further potential to extend subject to the necessary permissions.

The ground floor layout includes an entrance hallway, well appointed 20FT living room, sensational 24FT open plan kitchen/dining room, separate utility room, office, family room and a w/c. The first floor accommodation comprises a principal bedroom with en suite shower room, three further double bedrooms and a modern family bathroom with a four piece suite.

Externally the property further benefits from driveway parking, an area of front garden, 21FT garage and the final stand out feature of this property being a magnificent, established, private rear garden. Council tax band G. Contact sole appointed selling agents Sears & Co to arrange a viewing.







** NO UPPER SALES CHAIN **

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Front Door

Entrance Hallway
Radiator. Luxury vinyl tile wood effect flooring. Recessed down lighting. Stairs rising to the first floor accommodation. Access to the office, family room, w/c and living room.

Living Room
Two double glazed windows. Radiator. Gas fireplace. Luxury vinyl tile wood effect flooring. Recessed down lighting. Double doors to the kitchen/dining room.

Kitchen/Dining Room
Double glazed window. Double glazed sliding doors to the rear garden. Fitted with a range of eye and base level units with quartz 'calacatta marble effect' work surfaces over, also forming upstands, drainer groves and a window sill. Inset sink with mixer tap. Integrated 'Neff' oven, combi microwave/oven with electric hob and 'Bosch' extractor over. Integrated 'Bosch' full length fridge, low level freezer and dishwasher. Luxury vinyl tile wood effect flooring. Radiator. Recessed down lighting. Archway to the utility room.

Utility Room
Double glazed window. Double glazed door to the rear garden. Fitted with a range of eye and base level units with quartz calacatta marble effect work surfaces over, also forming upstands and a window sill. Butler style sink with mixer tap. Space for a freestanding washing machine and tumble dryer. Luxury vinyl tile wood effect flooring. Vertical radiator. Recessed down lighting.

Office
Double glazed window. Radiator. Tile effect flooring. Recessed down lighting.

Family Room
Double glazed window. Radiator. Luxury vinyl tile wood effect flooring. Recessed down lighting.

W/C
Fitted with a wall mounted with hand basin and an enclosed cistern w/c. Partially tiled walls. Tiled flooring. Heated towel rail. Recessed down lighting. Extractor fan.

First Floor Landing
Double glazed window. Recessed down lighting. Access to the loft. Access to the family bathroom and four bedrooms.

Principal Bedroom
Double glazed window. Radiator. Fitted with a range of bedroom furniture. Access to the en suite shower room.

En Suite
Double glazed window. Fitted with a three piece suite to include quadrant shower enclosure with independent shower, vanity wash hand basin and an enclosed cistern w/c. Heated towel rail. Tiled flooring. Extractor fan. Recessed down lighting.

Bedroom
Two double glazed windows. Radiator. Eaves storage. Built in wardrobes.

Bedroom
Double glazed window. Radiator. Built in wardrobe. Eaves storage.

Bedroom
Double glazed window. Radiator. Storage cupboard.

Family Bathroom
Double glazed window. Fitted with a four piece suite to include a tile enclosed bath, oversized quadrant shower enclosure with independent shower, vanity wash hand basin and an enclosed cistern w/c. Storage cupboard. Heated towel rail. Tiled flooring. Tiled walls. Recessed down lighting. Extractor fan.

To The Front
An area of block paving providing driveway parking. An area of front garden laid with lawn. Outside tap. Gated side access. Access to the front door. Access to the garage.

Garage
Two double glazed windows. Accessed via an electric roller door to the front and a courtesy door from the rear garden. Power and lighting.

To The Rear
A private garden arranged with various areas of patio and a substantial lawn. Mature planted borders and trees. Enclosed by part timber panel fencing, part chain link fencing, high level hedging and a number of plants and trees. Two gated side accesses. Outside lighting. Outside sockets. Outside tap.

Buyer Information
To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.



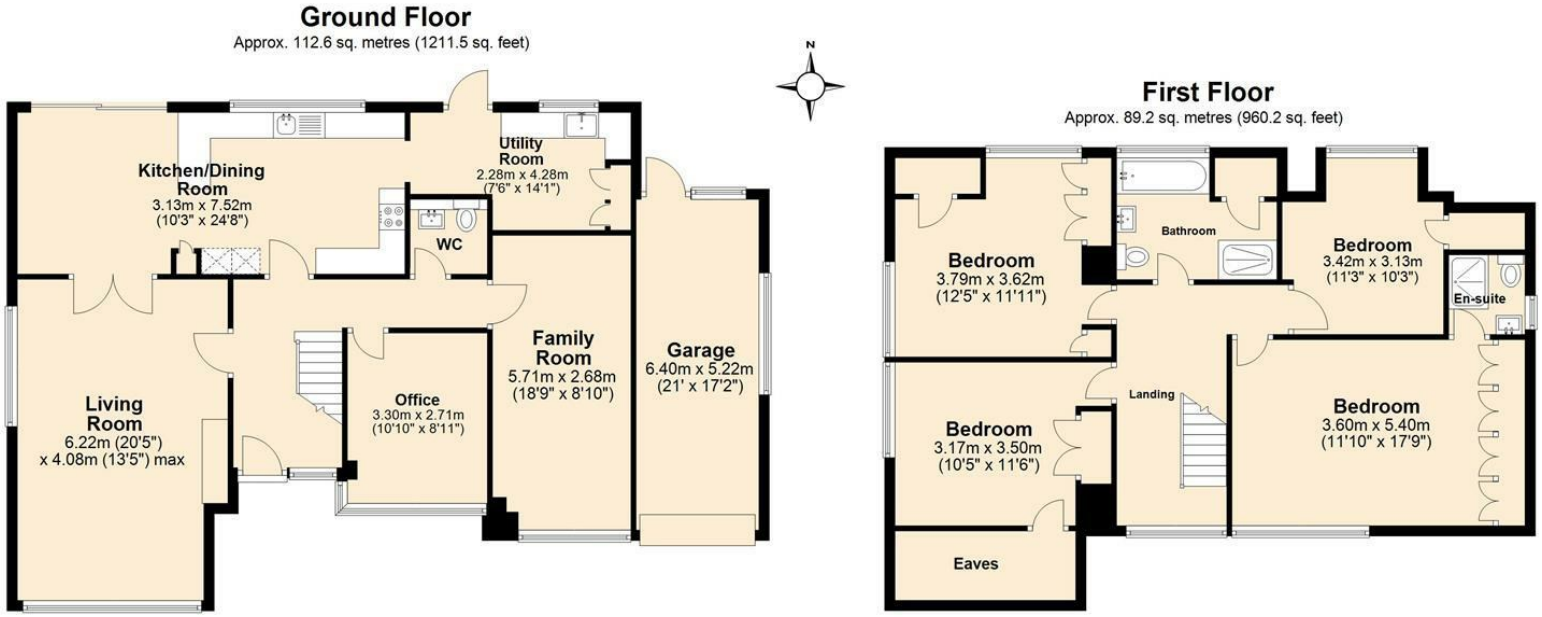








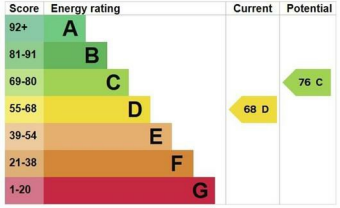




Total area: approx. 201.8 sq. metres (2171.7 sq. feet)

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