



**FOR
SALE**

Monarch Street, Hemel Hempstead

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This immaculately presented four-bedroom detached family home with a garage is situated in a quiet cul-de-sac on the edge of a popular, family-orientated development. Enjoying a lovely outlook towards open fields and woodland, the property offers beautifully presented and spacious accommodation throughout. The real heart of the home is the gorgeous kitchen/family room, stretching across the full width of the rear of the property. Finished to a high standard, the kitchen offers an excellent range of fitted units, integrated appliances and a central island, together with a comfortable seating area. Bi-fold doors open directly onto the rear garden, creating a fantastic space for both everyday family life and entertaining. Double doors lead through to the separate lounge, while the ground floor also benefits from a separate dining room, cloakroom and a generous storage cupboard housing the Megaflo system.

Upstairs are four well-proportioned bedrooms, the master bedroom with its own en suite shower room. Three of the bedrooms benefit from fitted wardrobes with the fourth currently being used as a home office/study. A modern family bathroom completes the first-floor accommodation.

Externally, the property benefits from a garage currently used as a games room, positioned alongside the house with driveway parking, together with an attractive rear garden. The location is particularly appealing for those who enjoy the outdoors, with the Nickey Line close by providing an excellent route for walking, running and dog walking.

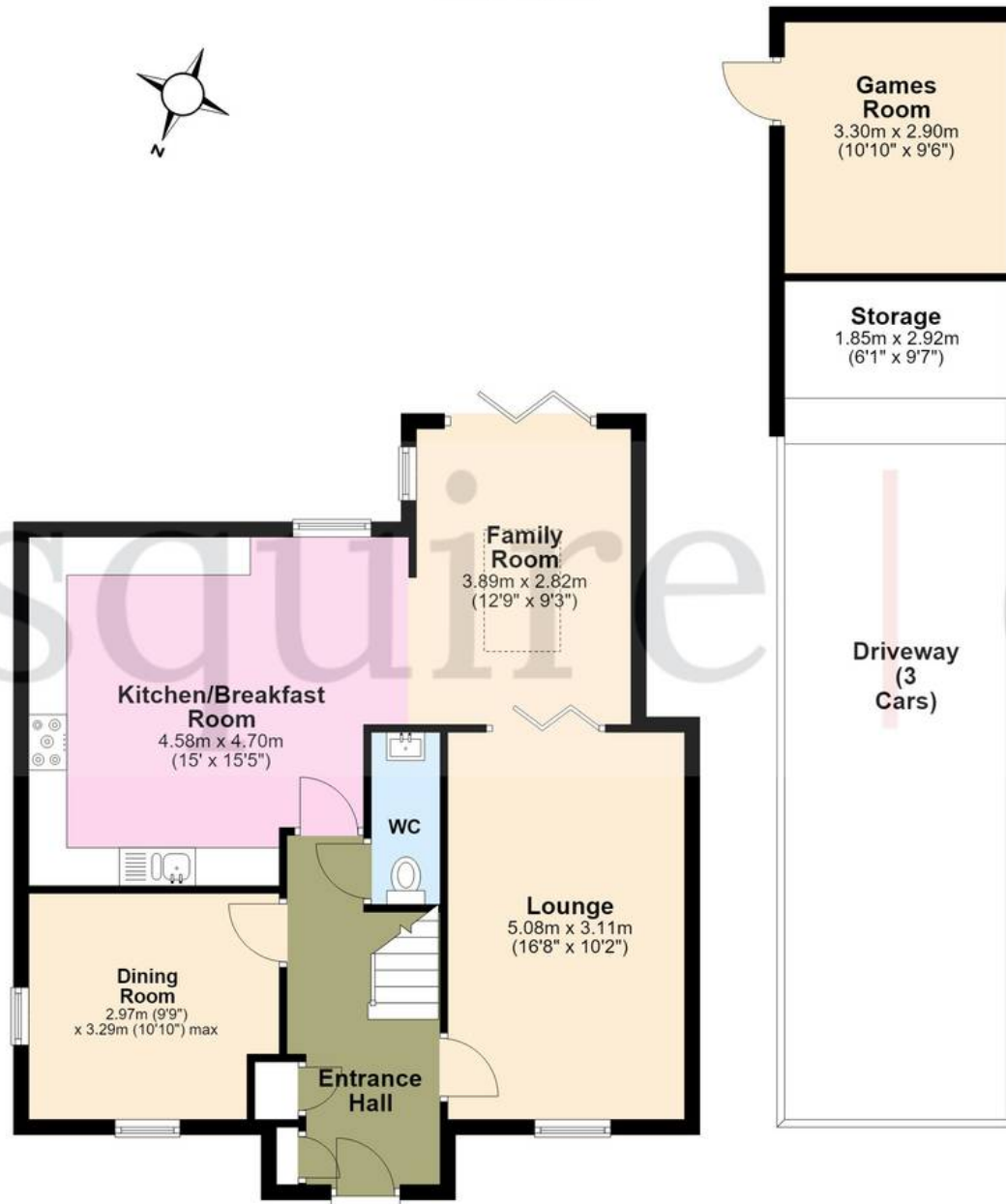
Ideally positioned for family life and commuting, the property offers convenient access to the M1 motorway, Hemel Hempstead's main employment and industrial areas, and a range of local amenities. Combining an impressive contemporary interior, excellent outside space and a peaceful setting, this is a superb family home that is ready to move straight into.

- Well presented Four Bedroom Detached House
- Quiet location on a family orientated development
- Master bedroom with ensuite shower room
- Fantastic Kitchen family room with bi fold doors onto the garden
- Garage / games room and off road parking
- Lounge and separate dining room
- EPC B



Ground Floor

Approx. 81.5 sq. metres (877.0 sq. feet)
(excluding Driveway (3 Cars))



First Floor

Approx. 55.3 sq. metres (594.8 sq. feet)



Total area: approx. 136.7 sq. metres (1471.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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t. 01442 233533 | e. homes@squirestates.co.uk