



Meadow Way, Hemel Hempstead, HP3 0AT



3 Meadow Way  
Hemel Hempstead  
HP3 0AT

£825,000

A GENEROUS AND WELL PROPORTIONED FOUR DOUBLE BEDROOM (formally five) family home. Located in the sought-after area of the Boxmoor/Felden borders, it is just a few minutes walk from Hemel Hempstead Train Station, providing a frequent service into London Euston making this property perfect for the commuter lifestyle. The village itself is just a short walk away boasting a great choice of restaurants, local primary schools, cricket club and ample off-road walking / cycling across the surrounding moor and Grand Union Canal.

The accommodation in brief comprises a reception hall, downstairs cloakroom, 21'10FT LOUNGE, conservatory, 16ft dining room, kitchen, utility room, STUDY, first floor landing, 18'7FT PRINCIPLE BEDROOM WITH FIVE PIECE ENSUITE, BEDROOM TWO WITH FURTHER ENSUITE, two further bedrooms and a family bathroom. The benefits include double glazing, gas to radiator central heating, front and a SOUTHERLY FACING REAR GARDEN, integral double garage and a block paved driveway in front offering off road parking for four vehicles. The property is OFFERED WITH NO UPPER CHAIN and internal viewing is recommended. EPC rating D.

- Sought After Location
- Four Double Bedroom Detached Family Home
- Great Location For Commuters With Rail & Roads
- Study
- Principle Bedroom With Five Piece Ensuite
- Bedroom Two With Ensuite
- Southerly Facing Rear Garden
- Double Garage With Driveway
- No Upper Chain
- EPC Rating D





#### Reception Hall

Entered via hardwood door with sealed unit light leaded double glazed side panel and a storm porch. Dog leg staircase rising to first floor. Doors to cloakroom, lounge, dining room, kitchen and study. Door to built in storage cupboard. Courtesy door to garage. Radiator.

#### Downstairs Cloakroom

Patterned sealed unit light leaded double glazed window to side aspect. White two-piece suite comprising of a low-level WC and wall mounted wash hand basin. Tiled walls to half height. Radiator.

#### Lounge

Dual aspect. Glazed double doors with glazed side panels onto conservatory and a UPVC double glazed window to side aspect. Adam style fireplace with marble style hearth and inset coal effect gas fire. Two radiators. TV and telephone points.

#### Conservatory

Of timber frame and double glazed construction. Double glazed double doors onto rear garden. Ceramic tiled flooring.

#### Dining Room

Light leaded sealed unit double glazed window to rear aspect. Radiator.

#### Kitchen

Dual aspect with light leaded sealed unit double glazed window to rear and side aspects. Fitted kitchen comprising a range of wall and base units with roll top work surfaces giving storage. One and a half bowl acrylic sink with drainer and mixer tap over. Built-in oven and hob with extractor hood over. Integrated dishwasher. Space for fridge freezer. Glass display units. Tiled to splashback areas. Radiator. Ceramic tile flooring. Door to utility room. Spotlights to ceiling.

#### Utility Room

Hardwood door with patterned light leaded glazed panel onto side. Wall and base units with roll top work surface over. Stainless steel sink with drainer and mixer tap over. Plumbing for washing machine. Tiled to splashback areas. Radiator. Wall mounted boiler. Ceramic tile flooring.

#### Study

Light leaded sealed unit double glazed window to front aspect. Radiator.

#### First Floor Landing

Doors to four bedrooms and a bathroom. Door to airing cupboard. Loft access.

#### Principle Bedroom

Light leaded UPVC double glazed window to rear elevation. Fitted range of bedroom furniture to include wardrobes, dresser and bedside tables. Radiator. Inset spotlights to ceiling. Door to ensuite.

#### Ensuite

Light leaded sealed unit double glazed window to front elevation. Five piece suite comprising of a panelled bath, shower cubicle, pedestal mounted wash hand basin, bidet and a low-level WC. Radiator. Fully tiled walls. Part vaulted ceiling. Spotlights.

#### Bedroom Two

Two light leaded UPVC double glazed windows to rear elevation. Fitted range of bedroom furniture to include wardrobes, dresser and bedside tables. Two radiators. Door to ensuite.

#### Ensuite

Three-piece suite comprising of a fully tiled shower cubicle, wash hand basin with vanity unit under and a low-level WC. Radiator. Fully tiled walls. Wall mounted extract fan.

#### Bedroom Three

Light leaded sealed unit double glazed window to front elevation. Range of fitted bedroom furniture to include wardrobes, drawers and bedside tables. Radiator.

#### Bedroom Four

Light leaded sealed unit double glazed window to front elevation. Fitted wardrobe. Radiator.

#### Family Bathroom

Patterned light leaded sealed unit double glazed window to side elevation. Four piece suite comprising of a panel bath with shower tap over, pedestal mounted wash hand basin, bidet and a low-level WC. Tiled walls to half height. Radiator.

#### Exterior

Front-Laid to lawn with pathway leading to front door. Remainder is block paved offering off-road parking for up to 4 vehicles. Mature screening to side. Small brick retaining wall to front.

Rear Garden- Southerly facing rear garden comprising of a paved patio area. Remainder is mainly to lawn with various plants and bushes. Pond. Pathway leading to gated side access. Fully enclosed by timber fencing.

Double Garage- Integral double garage with two up and over doors. Power and light. Workbench.

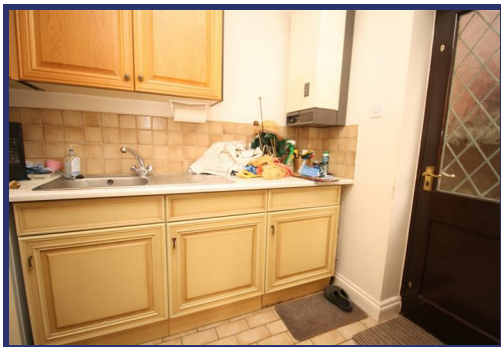
#### Note To Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

#### Disclaimer

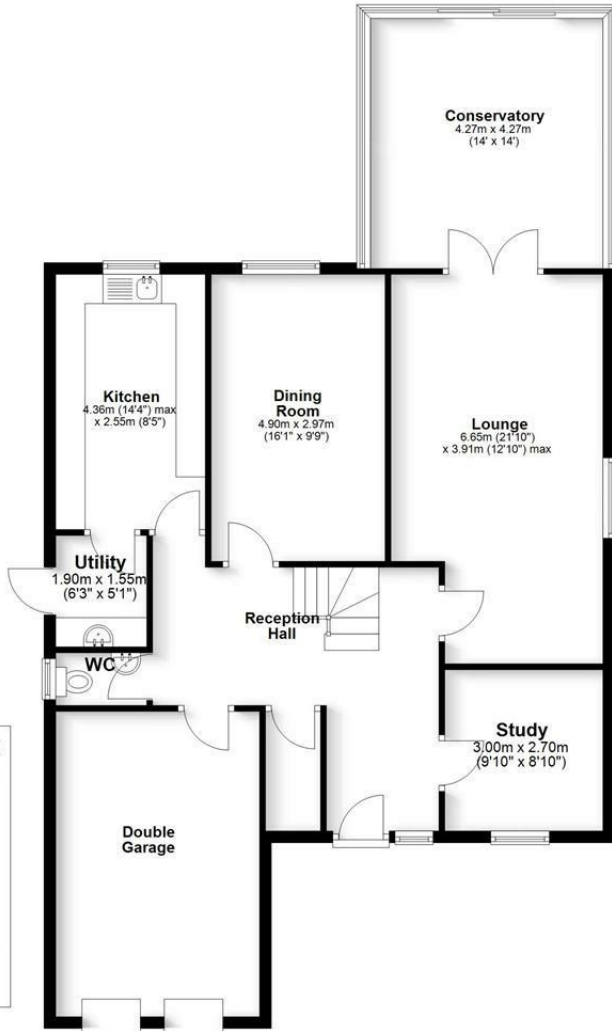
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.







**Ground Floor**  
Approx. 102.4 sq. metres (1101.7 sq. feet)

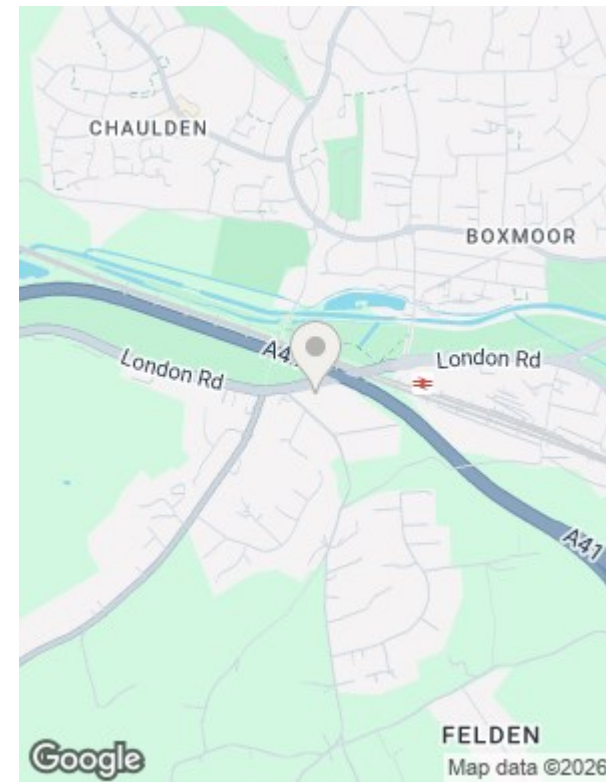


Square ft does not include the Double Garage measurements

**First Floor**  
Approx. 88.8 sq. metres (955.7 sq. feet)



Total area: approx. 191.1 sq. metres (2057.4 sq. feet)



**Viewing Arrangements**

By appointment only via Carters.  
We are open 7 days a week for your convenience

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	75
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

