



# Bunkers Lane

Hemel Hempstead

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## Guide Price £1,000,000

entrance hall | master bedroom with dressing area & ensuite bathroom | second bedroom with ensuite shower | two further bedrooms | jack-and-jill shower room | WC | first floor open-plan kitchen/living room with large balcony | two private garden areas | underground parking

Situated within a private gated development, this stunning Grade II listed four bedroom luxury barn conversion benefits from high-spec finishes and a wealth of character details.

Beautifully appointed 'upside-down' accommodation includes an impressive open-plan kitchen/dining and living room which features a magnificent vaulted ceiling with skylights. Quality kitchen cabinetry comes with integrated appliances. A large southerly aspect roof terrace is an excellent spot for relaxing or entertaining.

On the ground floor, the principal bedroom features french doors opening out to two private terraces, and further offers a dressing area and a stylish ensuite bathroom. A second bedroom benefits from a contemporary ensuite shower. A further two double bedrooms share access to a Jack-and-Jill shower room, while a separate WC is located off the entrance hall.

This unique upscale development benefits from secure underground parking. Surrounded by scenic countryside, there are lovely walks directly from the doorstep.

### Services

Electric hot water and underfloor heating. Mains water and electricity. Sewage treatment plant. Council tax band G (Dacorum). Service charge of £1,000 per annum.

### Situation

Levertock Green, less than a mile away, has a church, cricket green, public houses, football and tennis clubs, and local shops. The nearby towns of Hemel Hempstead and St Albans offer excellent shopping, sporting and educational facilities. For commuters, the M1 and M25 are within easy reach while the mainline stations at Apsley and Kings Langley provide regular services to London (Euston).

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
	<b>70</b>
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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