



Castles

BOURNE END LANE  
Bourne End, HP1 2RL



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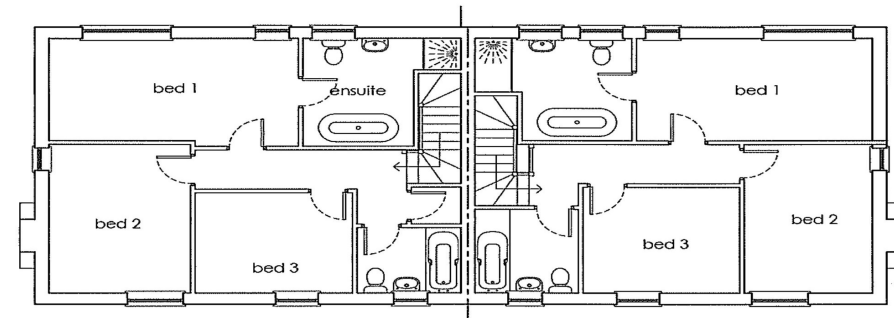
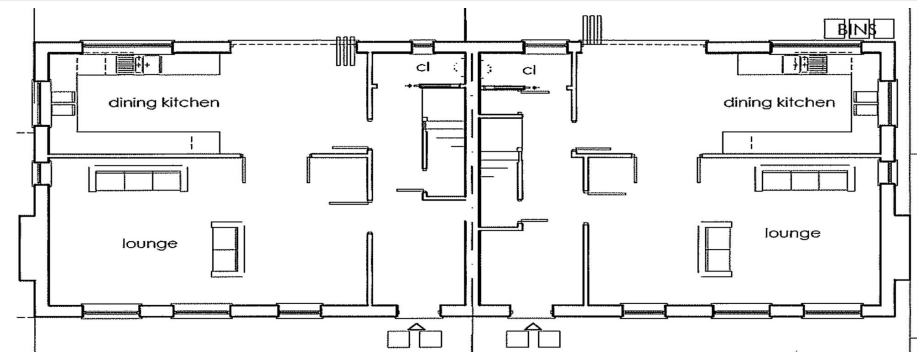
## Bourne End, HP1 2RL

**£675,000**  
(Freehold)



Due for completion End of September 2024, this home offers a perfect blend of modern luxury and timeless elegance. ( C.G.I IMAGES ) As you step inside, you'll be greeted by a spacious entrance hall featuring convenient engineered oak over under floor heating flooring that seamlessly flows throughout the ground floor. The large double-aspect lounge is a bright and inviting space, adorned with a white color palette that enhances the sense of openness. A feature wood-burning stove adds a touch of warmth and coziness, making it the perfect spot to relax. Double doors lead you to the heart of the home—a fully fitted, double-aspect kitchen/dining room. Here, you'll find heated oak flooring underfoot, complemented by chalk-white country-style wall and floor cabinets. The kitchen's design is both functional and stylish, offering ample space for cooking and entertaining. Bi fold doors open directly onto the garden, ideal for al fresco dining and summer gatherings. Completing the downstairs accommodation is a bright, modern cloakroom. Upstairs, the home continues to impress with three generously sized double bedrooms, all carpeted, with under floor heating and with white walls throughout, to provide a calm and restful atmosphere. The dual-aspect master bedroom is a true retreat, featuring a modern en suite bathroom with sleek white fittings and a separate shower cubicle. Bedrooms 2 and 3 are also spacious doubles, each with large windows that flood the rooms with natural light. A contemporary white family bathroom serves these bedrooms, offering both style and convenience. Outside, the property boasts a beautifully landscaped garden, freshly laid raised lawn and a substantial paved patio, perfect for enjoying sunny days. To the front, a paved driveway provides convenient off-street parking. An electric car charging point will be fitted.

Tenure: Freehold  
Council Tax Band: D  
EPC Rating: TBC



**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

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