



Bencroft Road, Hemel Hempstead, HP2 5UX
Offers over £400,000

Sears & Co
estate & letting agents

A well presented three bedroom end of terrace family home, situated in this popular position on Bencroft Road, Adeyfield, HP2.

Accommodation includes an entrance hallway, open plan living/dining room, conservatory, modern kitchen with integrated appliances, downstairs w/c, three first floor bedrooms and a family bathroom.

Externally the property further benefits from a garage located in a nearby block and a low maintenance private rear garden. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Electric radiator. Wood effect flooring. Storage cupboard. Access to the kitchen, living room and w/c.

W/C

Double glazed window. Fitted with a cabinet enclosed wash hand basin and a low level w/c. Partially tiled walls. Wood effect flooring. Extractor fan.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Integrated 'AEG' oven with hob and extractor over. Integrated fridge freezer, washing machine and slimline dishwasher. One and a half bowl stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Tiled flooring.

Living/Dining Room

Two double glazed windows. Electric radiator. Wood effect flooring. Stairs rising to the first floor accommodation. Double glazed door to the conservatory.

Conservatory

Double glazed windows. Double glazed sliding doors to the rear garden. Electric radiator.

First Floor Landing

Electric radiator. Access to the loft. Access to the family bathroom and three bedrooms.

Bedroom One

Two double glazed windows. Electric radiator. Built in wardrobes with sliding mirrored doors.

Bedroom Two

Double glazed window. Electric radiator.

Bedroom Three

Double glazed window. Electric radiator.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower over, pedestal wash hand basin and a low level w/c. Partially tiled walls. Vinyl flooring. Extractor fan.

To The Front

Storage cupboard. Storm porch to the front door.

Garage

The property further benefits from a garage located in a nearby block.

To The Rear

A private garden arranged with areas of patio, lawn and shingle. Planted border. Enclosed by timber panel fencing. Outdoor socket. Gated rear access.

Service Charge

The owners have advised that the property is subject to a service charge of approximately £164.39 every 6 months. This information should be verified by a solicitor prior to exchange of contracts.

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.



Sears & Co

www.searsandco.co.uk call: 01442 254 100

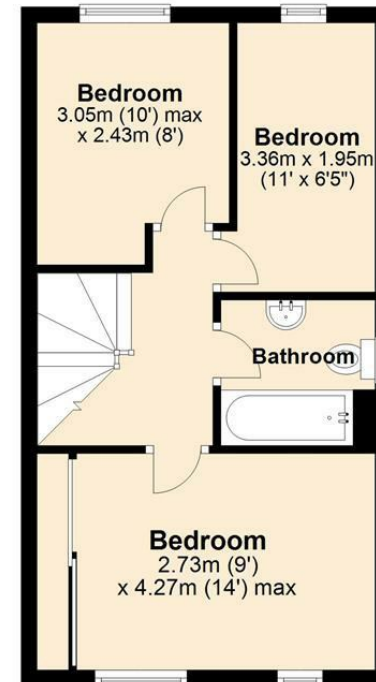
Ground Floor

Approx. 44.6 sq. metres (480.1 sq. feet)



First Floor

Approx. 35.0 sq. metres (377.3 sq. feet)



Total area: approx. 79.7 sq. metres (857.4 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
Plan produced using PlanUp.□

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

www.searsandco.co.uk

Sears & Co

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

