Long Arrotts, Hemel Hempstead, HP1 3EY
Asking price £435,000

Sears & Co
estate & letting agents

** NO UPPER SALES CHAIN **

An attractive and well presented three bedroom family home, offering spacious and versatile accommodation throughout, ideally situated in this sought after residential position on Long Arrotts, Gadebridge, HP1.

The ground floor accommodation comprises an entrance hallway, w/c, well proportioned living room and an impressive 18ft open plan kitchen/dining room. The first floor offers three generous double bedrooms and a modern family bathroom with a four piece suite.

Externally the property further benefits from driveway parking for three vehicles and a delightful private rear garden. Council tax band C. Contact sole appointed agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway
Wood effect flooring. Radiator. Recessed down lighting. Stairs rising to the first floor accommodation. Access to the living room and w/c.

W/C
Fitted with a cabinet enclosed wash hand basin and a low level w/c. Tiling to splash back area. Vinyl flooring. Storage cupboard. Recessed down light.

Living Room
Double glazed window. Radiator. Wood effect flooring. Access to the kitchen/dining room.

Kitchen/Dining Room
Double glazed window. Double glazed doors to the rear garden. Fitted with a range of eye and base level units with work surfaces over. Integrated oven with hob and extractor over. Space for a free standing fridge freezer, dishwasher, washing machine and tumble dryer. One and a half bowl stainless steel sink with drainer unit and mixer tap. Acrylic panelling to splash back areas. Recessed down lighting. Radiator. Vinyl flooring.

First Floor Landing
Recessed down lighting. Two storage cupboards. Airing cupboard. Access to the loft. Access to the family bathroom and three bedrooms.

Bedroom
Double glazed window. Radiator. Built in wardrobe.

Bedroom
Double glazed window. Radiator.

Bedroom
Double glazed window. Radiator. Storage cupboard/wardrobe.

Family Bathroom
Two double glazed windows. Fitted with a four piece suite to include a free standing bath with shower attachment, quadrant shower enclosure, cabinet enclosed wash hand basin and a enclosed cistern w/c. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Recessed down lighting.

To The Rear
A private garden arranged with areas of patio and lawn. Enclosed predominantly by timber panel fencing and part walled. Brick built store cupboard (split into two sections). Outside power socket. Outside tap. Outside light. Shared gated side access.

To The Front
An area of block paving providing driveway parking. Storm porch to the front door. Shared gated side access.

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.

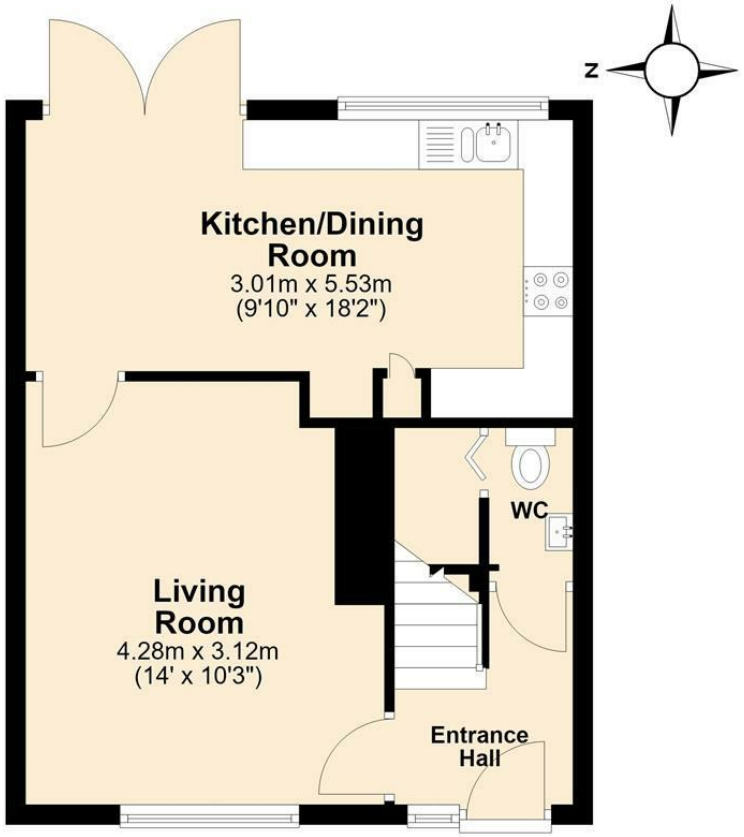
Referral Fees
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

Sears & Co

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

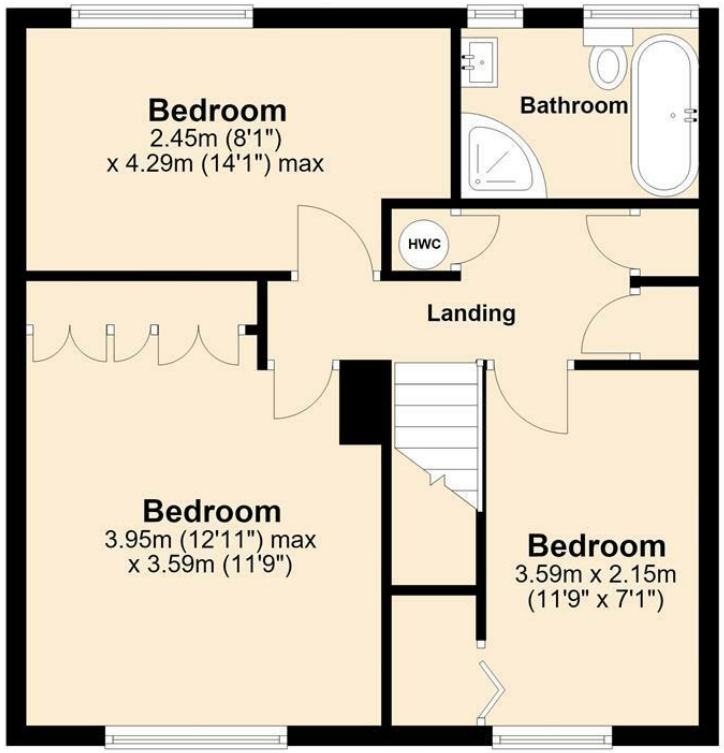
Ground Floor

Approx. 38.2 sq. metres (411.3 sq. feet)



First Floor

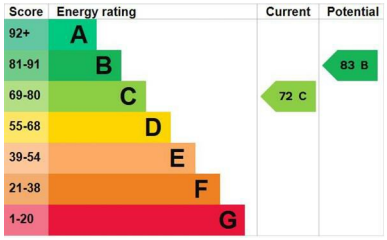
Approx. 47.8 sq. metres (515.0 sq. feet)



Total area: approx. 86.1 sq. metres (926.3 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 dilligence 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 imprtance, 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

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100