

Springfield Road, Hemel Hempstead, HP2 5EE

Offers over £475,000

Sears & Co

estate & letting agents

A well proportioned three bedroom semi detached family home, situated in this popular position on Springfield Road, Adeyfield, HP2, with accommodation spanning in the reigon of 1000 sqft.

The layout includes an entrance hallway, living room, dining room, conservatory, modern kitchen, three first floor bedrooms and a refitted family bathroom.

Externally the property further benefits from driveway parking and a private rear garden.

Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway
Wood effect flooring. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access to the kitchen and living room.

Living Room
Double glazed window. Radiator. Wood effect flooring. Recessed down lighting. Media wall. Access to the dining room.

Dining Room
Double glazed sliding door to the conservatory. Wood effect flooring. Recessed down lighting. Radiator.

Conservatory
Double glazed windows. Double glazed door to the rear garden. Wood effect flooring.

Kitchen
Double glazed window. Door to the side aspect. Fitted with a range of eye and base level units with work surfaces over. Integrated oven with hob and extractor fan over. Integrated dishwasher. Stainless steel sink with mixer tap. Acrylic panelling to splash back areas. Wood effect flooring. Storage cupboard.

First Floor Landing
Double glazed window. Access to the loft. Storage cupboard. Access to the family bathroom and three bedrooms.

Bedroom
Double glazed window. Radiator. Two storage cupboards.

Bedroom
Double glazed window. Radiator. Storage cupboard.

Bedroom
Double glazed window. Radiator.

Family Bathroom
Two double glazed windows. Fitted with a three piece suite to include a shower enclosure, cabinet enclosed wash hand basin and a enclosed cistern w/c. Tiled walls. Wood effect flooring. Recessed down lighting. Chrome heated towel rail. Extractor fan.

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

To The Rear
A private garden arranged with areas of lawn and decking. Access to the store room/utility. Predominantly enclosed by timber panel fencing. Gated side access.

Store Room
Two glazed windows. Fitted cabinets with space for freestanding appliances. Power and lighting.

Buyer Information
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.







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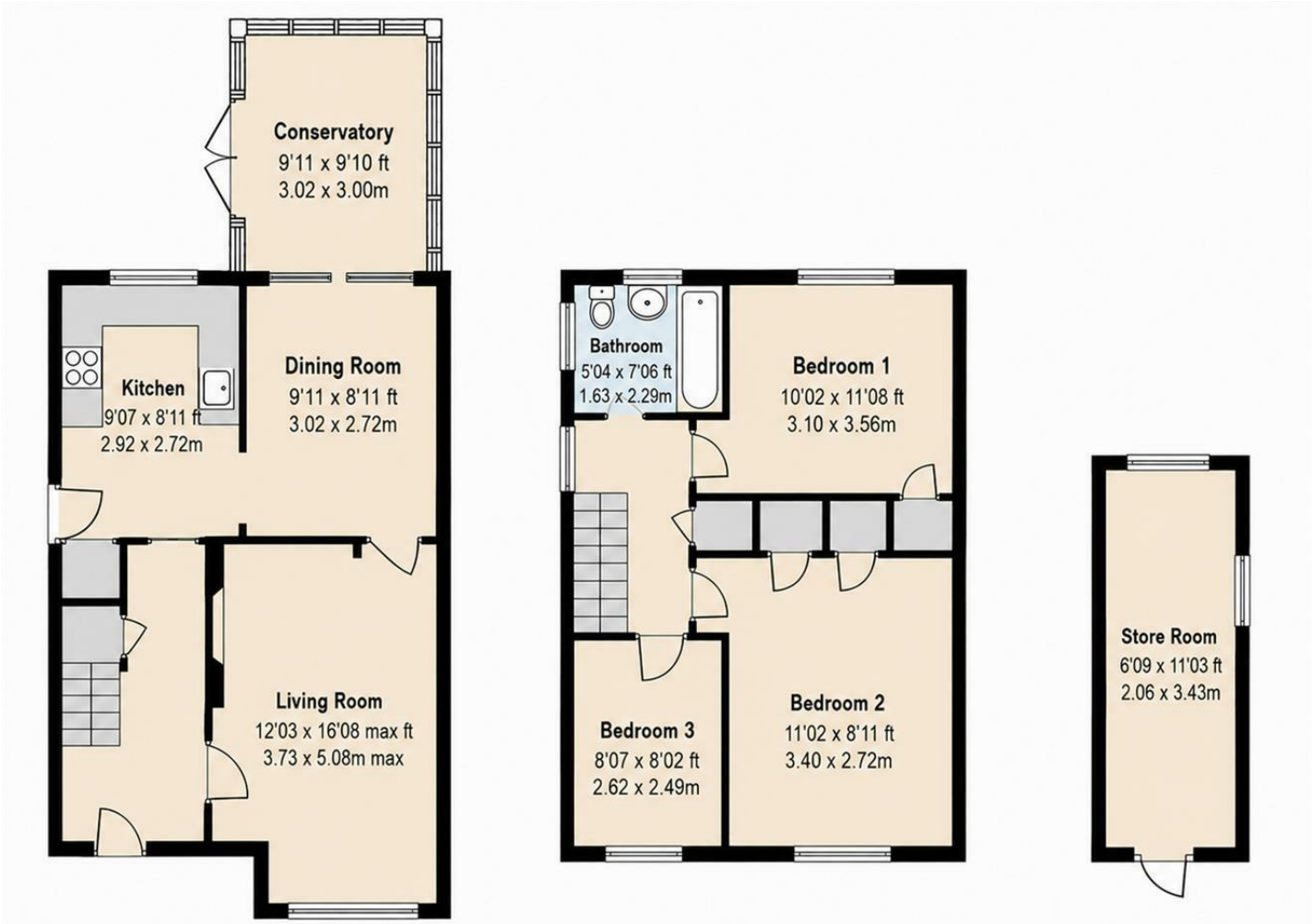
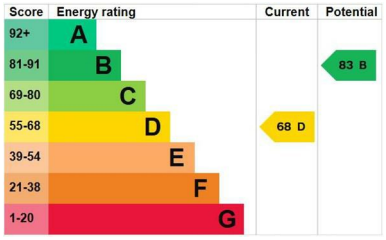


Total Area (Excluding Store Room): 1,021 sq ft / 94.9 sq m

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.

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.



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