

Great Road, Hemel Hempstead, HP2 5LB
Asking price £650,000

Sears & Co
estate & letting agents

NO UPPER SALES CHAIN

An attractive and modern four bedroom detached family home, situated in a popular position on Great Road, Adeyfield, HP2. The property offers accommodation spanning in excess of 1300 sqft, with a practical layout well suited to family living.

The ground floor comprises an entrance hallway, comfortable living room, impressive 22ft open plan kitchen/dining room, separate study and a w/c. The first floor includes a principal bedroom with dressing area and en suite, three further good sized bedrooms and a refitted family bathroom.

Externally the property benefits from a generous frontage providing ample driveway parking, a garage and a well maintained private rear garden.

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







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Front Door

Entrance Hallway
Built in foot mat. Wood effect flooring. Radiator. Stairs rising to the first floor accommodation. Courtesy door to the garage. Under stair storage cupboard. Access to the study, w/c, kitchen and living room.

Living Room
Double glazed doors to the rear aspect with double glazed panels either side. Wood effect flooring. Two radiators.

Kitchen
Double glazed window. Fitted with a range of eye and base level units with stone work surfaces over also forming upstands. Inset one and a half bowl sink. Integrated 'Neff' one and a half oven with 'Neff' hob and extractor over. Integrated 'Neff' microwave. Integrated fridge, freezer, washing machine and dishwasher. Tiled flooring. Recessed down lighting. Open plan to the dining area.

Dining Area
Double glazed doors to the rear aspect. Tiled flooring. Radiator. Recessed down lighting.

Study
Double glazed window. Radiator. Wood effect flooring.

W/C
Double glazed window. Fitted with a wall mounted wash hand basin with tiled splash back and a low level w/c. Tiled flooring. Radiator. Recessed down lighting.

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

Principal Bedroom
Two double glazed windows. Radiator. Dressing area. Access to the en suite.

En Suite
Double glazed window. Fitted with a three piece suite to include a tiled shower enclosure, pedestal wash hand basin and a low level w/c. Tiled flooring. Tiling to splash back areas. Chrome heated towel rail. Recessed down lighting.

Bedroom Two
Double glazed window. Radiator.

Bedroom Three
Double glazed window. Radiator.

Bedroom Four
Double glazed window. Radiator.

Family Bathroom
Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with glass screen and independent shower over, pedestal wash hand basin and a low level w/c. Partially tiled walls. Tiled flooring. Chrome heated towel rail. Recessed down lighting.

To The Front
A cobble effect block paved driveway. Areas of shingle. Partly enclosed by hedging, timber panel fencing and a wall with iron railings. Gated side access. Access to the front door and garage.

Garage
Double glazed window. Power and lighting. Accessed via a courtesy door from the entrance hallway, courtesy door from the side access and an up and over door to the front.

To The Rear
A private rear garden arranged with areas of patio and lawn. Predominately enclosed by timber panel fencing. Outside tap. 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.







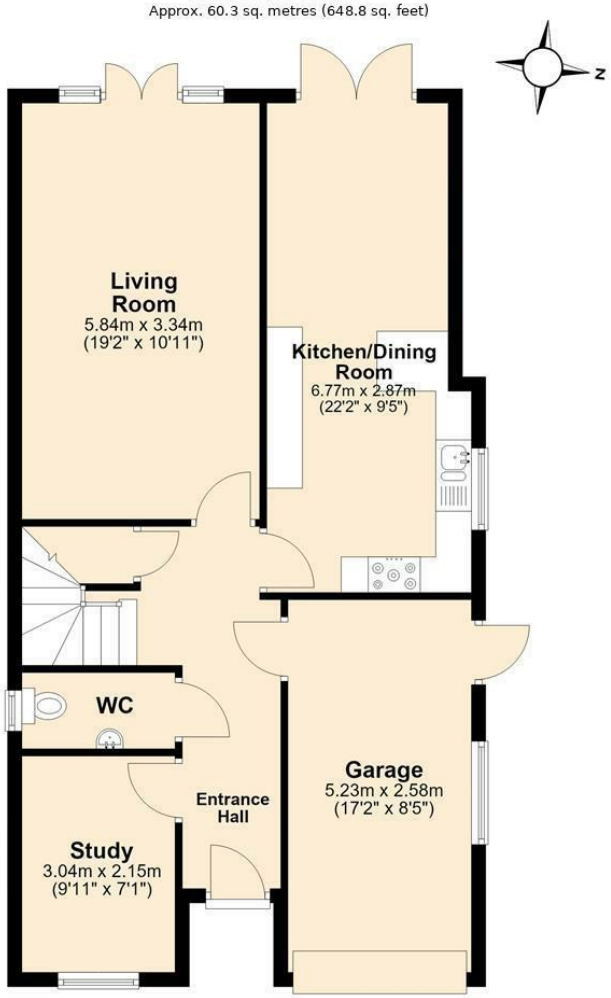






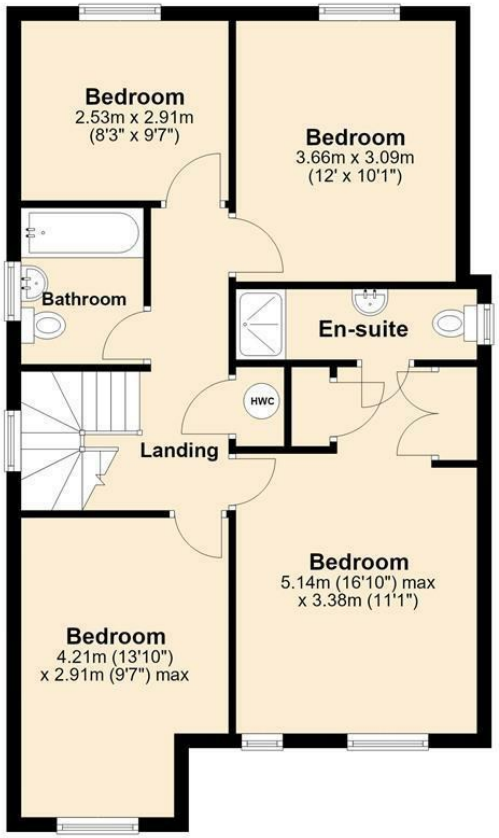
Ground Floor

Approx. 60.3 sq. metres (648.8 sq. feet)



First Floor

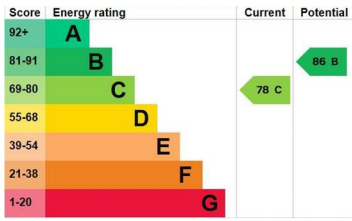
Approx. 65.4 sq. metres (703.8 sq. feet)



Total area: approx. 125.6 sq. metres (1352.6 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
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