



**Mountfield Road, Hemel Hempstead, HP2 5DR**  
**Asking price £585,000**

**Sears & Co**  
estate & letting agents



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**Sears & Co**

**\*\* NO UPPER SALES CHAIN \*\***

A superbly presented & EXTENDED family home situated on Mountfield Road in HP2 with accommodation spanning in excess of 1200 SQFT offering potential to extend further subject to the necessary permissions. The layout currently comprises an entrance hallway, downstairs w/c, SPACIOUS 23FT kitchen/breakfast room, living room, SEPARATE dining room, study, three first floor bedrooms and a LUXURIOUSLY appointed family bathroom. Externally the property further benefits from a substantial frontage providing parking and a delightful, private rear garden. Council tax band D. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

#### **Double Glazed Front Door**

#### **Entrance Hallway**

Double glazed window. Wood flooring. Radiator. Under stairs storage cupboard. Stairs rising to the first floor accommodation. Access to the kitchen, living room & downstairs w/c.

#### **Downstairs W/C**

Double glazed window. Fitted with an enclosed cistern w/c and a corner wash hand basin. Chrome heated towel rail. Partially tiled walls. Tiled floor. Recessed down lighting.

#### **Living Room**

Double glazed windows either side of double doors leading to the garden. Two radiators. Feature gas fire place. Double doors leading to the dining room.

#### **Dining Room**

Double doors leading to the garden. Wood flooring. Radiator. Recessed down lighting. Access to the kitchen.

#### **Kitchen/Breakfast Room**

Two double glazed windows. Refitted with a range of eye and base level units with wooden work surfaces over. Ceramic and a quarter bowl sink and drainer unit with mixer tap. Free standing range oven with extractor fan over. Integrated dishwasher & wine cooler. Space for a free standing washing machine, tumble dryer and American style fridge freezer. Tiling to splash back areas. Amtico flooring. Recessed downlighting. Radiator. Access to the study.

#### **Study**

Double glazed window. Door to the side aspect. Radiator. Store cupboard housing the boiler.

#### **First Floor Landing**

Airing cupboard. Recessed down light. Access to the loft. Access to all bedrooms & bathroom.

#### **Bedroom One**

Double glazed window. Radiator. Fitted with a range of fitted bedroom furniture.

#### **Bedroom Two**

A dual aspect room with two double glazed windows. Radiator. Recessed down lighting.

#### **Bedroom Three**

Double glazed window. Radiator.

#### **Family Bathroom**

Double glazed window. Fitted with a three piece suite to include a tile enclosed bath with shower over, wall mounted wash hand basin and enclosed cistern w/c. Partially tiled walls. Tiled

flooring. Chrome heated towel rail. Shaver point. Recessed down lighting.

#### **To The Front**

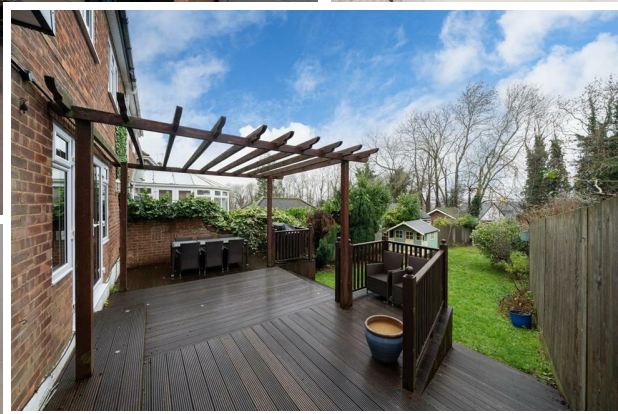
An area of frontage partly laid with lawn and partly laid with cobble style block paving providing parking. Gated side access.

#### **To The Rear**

A private garden arranged with areas of decking & lawn enclosed primarily by timber panel fencing and part walled. Feature lighting. Gated side access. Outside tap. Outside power point.

#### **Private Road**

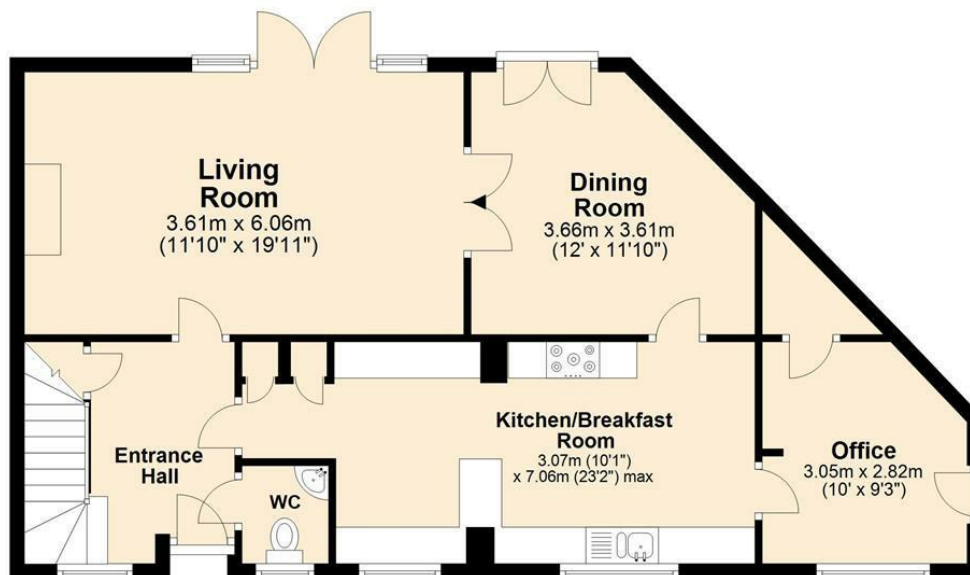
This property is situated on a private road. The owners have advised there is an 'optional' £25 per year charge that residents can contribute toward the upkeep of the road should they wish to do so.





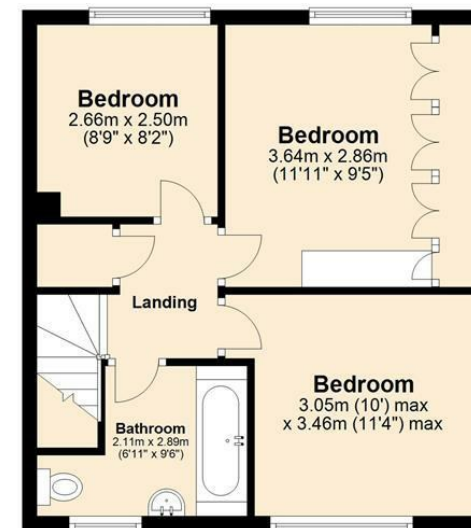
### Ground Floor

Approx. 76.0 sq. metres (817.6 sq. feet)



### First Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



Total area: approx. 117.0 sq. metres (1259.3 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
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.

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**Sears & Co**

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    | 80 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |