Boxted Road, Hemel Hempstead, HP1 2QW
Asking price £335,000

Sears & Co
estate & letting agents

** NO UPPER SALES CHAIN **

A well presented three bedroom terraced property, situated in this popular position on Boxted Road, Warners End, HP1. Accommodation includes an entrance hallway, dual aspect living/dining room, kitchen, conservatory, downstairs family bathroom, principal bedroom with en suite shower room and two further bedrooms. Externally the property further benefits from driveway parking and a private rear garden. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway
Radiator. Stairs rising to the first floor landing. Access to the family bathroom, kitchen and living/dining room.

Living/Dining Room
Two double glazed windows. Two radiators. Electric feature fireplace.

Kitchen
Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Integrated oven with hob and extractor over. Space for a freestanding washing machine and dishwasher. One and a half bowl sink with drainer unit and mixer tap. Two storage cupboards. Radiator. Access to the conservatory.

Conservatory
Double glazed door to the rear garden. Storage cupboard. Tiled flooring. Space for a freestanding fridge freezer.

Family Bathroom
Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower attachment over, wall mounted wash hand basin and a low level w/c. Partially tiled walls. Tile effect flooring. Radiator.

First Floor Landing
Glazed internal window. Access to all bedrooms.

Principal Bedroom
Double glazed window. Radiator. Storage cupboard. Access to the en suite shower room.

En Suite Shower Room
Double glazed window. Fitted with a three piece suite to include a shower enclosure, pedestal wash hand basin and a low level w/c. Chrome heated towel rail. Partially tiled walls. Tiled flooring.

Bedroom
Double glazed window. Radiator.

Bedroom
Double glazed window. Radiator. Internal glazed window.

To The Front
An area of driveway parking laid with block paving. Outside tap.

To The Rear
A private rear garden laid with patio. Enclosed by a mixture of timber panel fencing and part walled. Brick built store cupboard. Outside light.

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.

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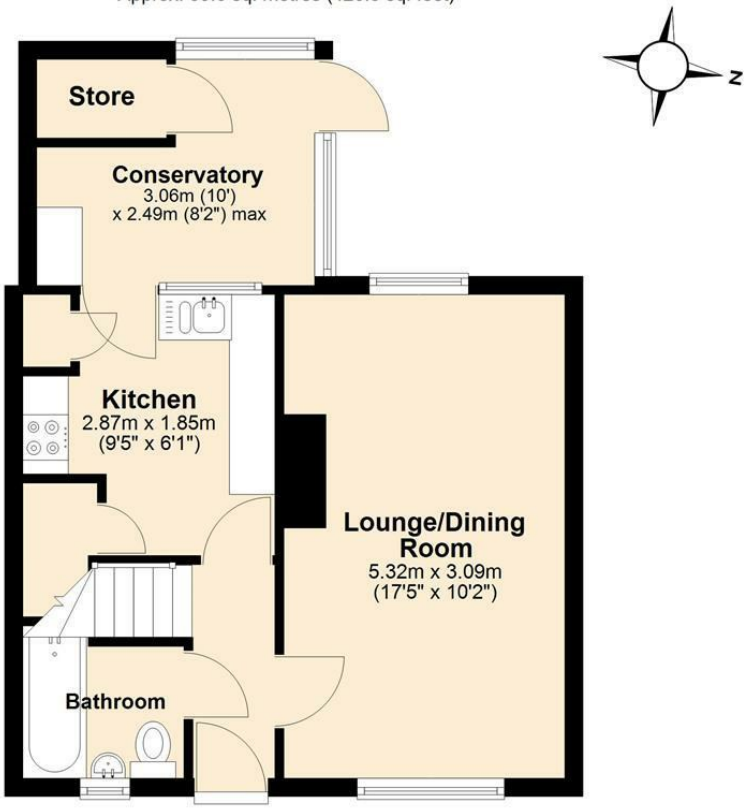
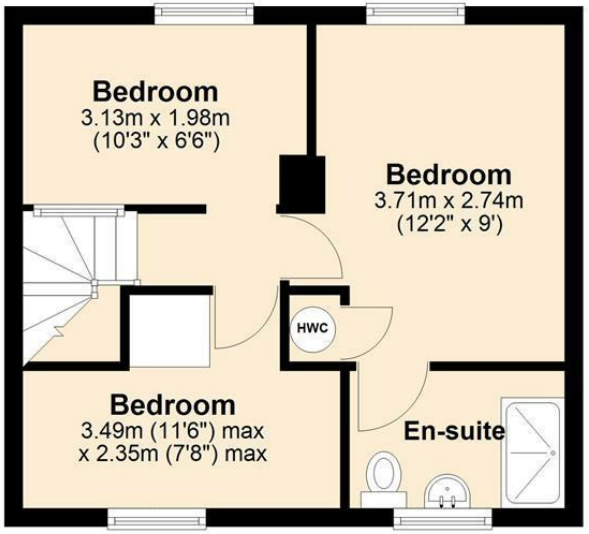
Ground Floor

Approx. 39.6 sq. metres (426.5 sq. feet)



First Floor

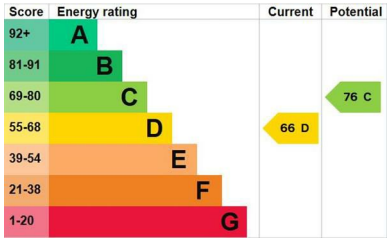
Approx. 31.7 sq. metres (341.4 sq. feet)



Total area: approx. 71.3 sq. metres (767.9 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.



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