



Achilles Close, Hemel Hempstead, HP2 5QA
Asking price £725,000

Sears & Co
estate & letting agents



www.searsandco.co.uk

Sears & Co

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

A unique opportunity to purchase this extended and re-modelled detached bungalow with single floor accommodation spanning in excess of 1200 SQFT situated on a truly breathtaking corner plot on Achillies Close, Hemel Hempstead offering further potential to extend into the loft space subject to the necessary permissions.

The layout comprises an entrance hallway with double doors to the 21FT open plan living/dining space, luxuriously appointed kitchen with granite work surfaces, utility room, principal bedroom with en suite bathroom, guest bedroom and a shower room.

Externally the property further boasts a sizeable frontage providing driveway parking for a number of vehicles and a sensational, mature, secluded garden wrapping around the side/rear of the property. Contact Sole appointed selling agents Sears & Co to arrange a viewing on this impressive home. Council tax band E.

Entrance Hallway

Accessed via a composite front door. Tiled flooring. Recessed down lighting. Under floor heating. Access to the two bedrooms and shower room. Access via double doors into the living/dining area.

Living/Dining Area

Double glazed bi folding doors leading to the garden. Double glazed window. Tiled flooring. Under floor heating. Recessed down lighting. Open plan to the kitchen/breakfast area.

Kitchen Area

Two double glazed windows. Lantern style heat reflective skylight. Fitted with a range of unit and storage solutions with granite work surfaces over also forming up stands and a breakfast bar. Inset sink. Garbage disposal. Integrated five ring gas hob and extractor over. Integrated dishwasher. Recessed down lighting. Tiled flooring. Under floor heating. Access to the utility room.

Utility Room

Double glazed door leading to the garden. Two double glazed windows. Fitted with a range of eye and base level units with granite work surfaces over also forming up stands and window sills. Stainless steel sink and drainer unit with mixer tap. Integrated 'AEG' oven. Space for an American style fridge/freezer, washing machine and tumble dryer. Tiled flooring. Under floor heating. Recessed down lighting.

Principal Bedroom

Double glazed window. Fitted range of wardrobes with sliding doors. Under floor heating. Access to the en suite bathroom.

En Suite Bathroom

Double glazed window. Fitted with a four piece suite to include a tile enclosed bath, shower enclosure, low level w/c and a cabinet enclosed wash hand basin with mixer tap. Tiled walls. Tiled flooring. Under floor heating. Recessed down lighting. Extractor fan.

Bedroom Two

Double glazed window. Fitted range of wardrobes with sliding doors. Under floor heating.

Shower Room

Double glazed window. Fitted with a shower enclosure with 'Aqualisa' shower, low level w/c and a pedestal wash hand basin with mixer tap. Partially tiled walls. Tiled flooring. Under floor heating.

To The Front

A substantial area of frontage primarily laid with block paving providing parking partly enclosed by a mixture of timber panel fencing and hedging. Planted borders. Gated access to the garden. Lighting. CCTV & alarm. Access to the front door.

To The Side/Rear

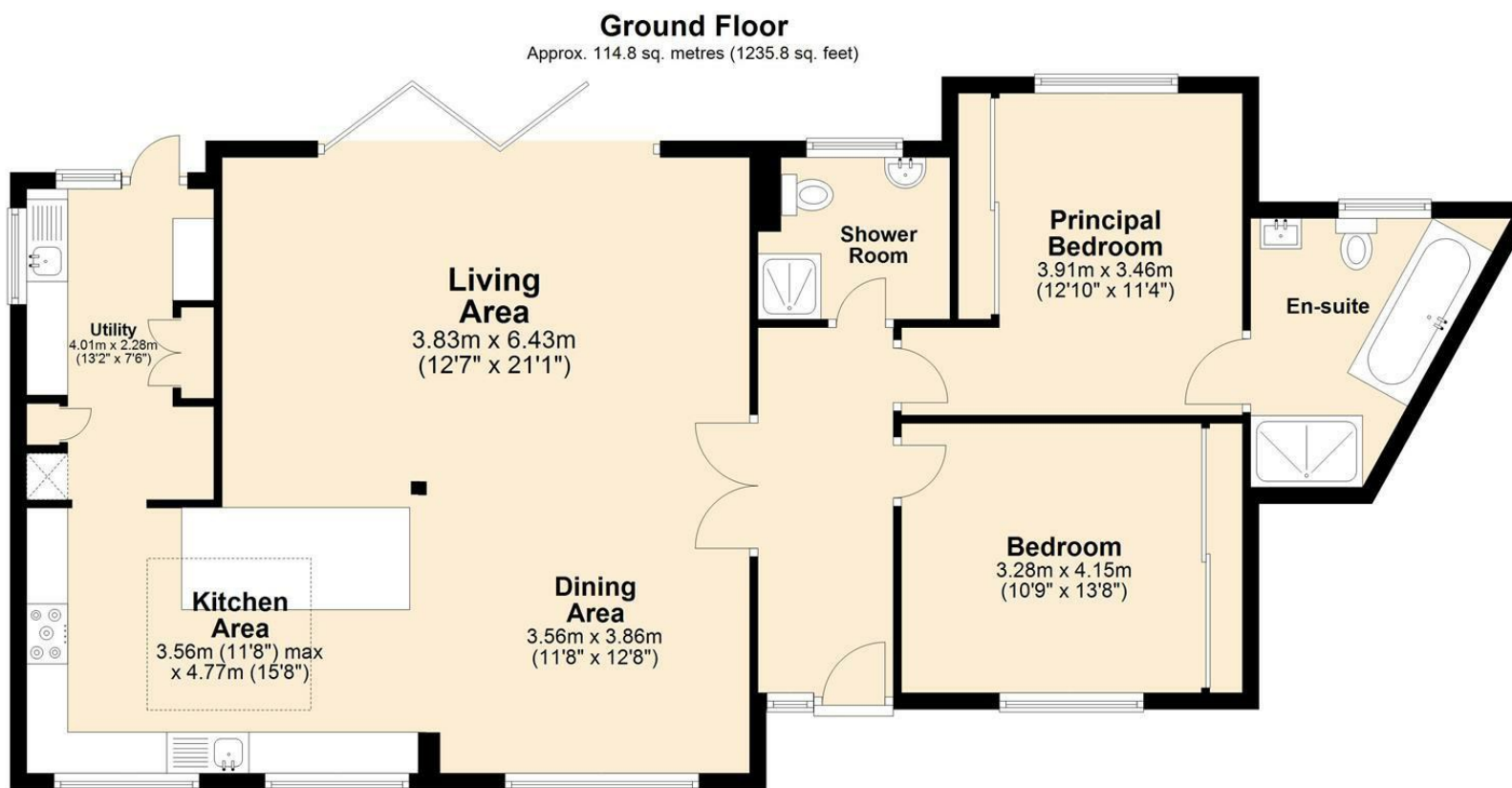
A private rear garden enclosed by a mixture of timber fencing, hedging and mature planting. The garden is an outstanding feature of the property and is arranged with areas of patio a significant lawn surrounded by mature planting and planted beds. BBQ area with additional seating space. Bin store. Outside tap. Outside lighting. Gated side access.

Outbuildings

An area of block paving at the gardens end providing access to a garden shed and a further building currently utilised as a home gym/office which benefits from network cables, power & lighting. Additional smaller shed unit. Combined shed space is roughly 16 square metres.







Total area: approx. 114.8 sq. metres (1235.8 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 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. 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

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