



Georgewood Road, Hemel Hempstead, HP3 8AL
Asking price £550,000

Sears & Co
estate & letting agents

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

A detached bungalow situated on a sizeable plot in this desirable position on Georgewood Road with accommodation currently spanning in excess of 1100sqft, offering tremendous potential to extend subject to the necessary permissions.

The layout comprises an entrance hallway, impressive 18ft living room, dining area, kitchen, principal bedroom with en suite shower room, second bedroom and a family bathroom.

Externally the property further boasts driveway parking, an area of front garden, garage and a substantial mature private rear garden. Council tax band E. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Double Glazed Front Door

Entrance Hallway

Radiator. Access to the loft. Access to the family bathroom, two bedrooms, kitchen and living room.

Living Room

Double glazed window. Radiator. Fireplace. Archway to the dining area.

Dining Area

Double glazed window. Double glazed sliding door leading to the rear garden. Radiator.

Kitchen

Double glazed window. Double glazed door leading to the rear garden. Fitted with a range of eye and base level units with granite work surfaces over also forming upstands and drainer groves. Integrated dishwasher and low level fridge. Integrated oven with electric hob and extractor over. Inset one and a half bowl sink with mixer tap. Vinyl style flooring. Partially tiled walls. Radiator.

Principal Bedroom

Double glazed window. Fitted range of bedroom furniture. Archway to the en suite shower room.

En Suite

Double glazed window. Fitted with a four piece suite to include a shower enclosure, double vanity wash hand basin and an enclosed cistern w/c. Heated towel rail. Partially tiled walls.

Bedroom

Two double glazed windows. Two radiators.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath, pedestal wash hand basin and a low level w/c. Tiled walls. Heated towel rail. Storage cupboard.

To The Front

An area of block paving providing driveway parking. Area of front garden mainly laid to lawn. Planted borders. Access to the garage. Storm porch leading to the front door.

To The Rear

A private garden arranged with areas of patio and woodland. Outside tap. Mature trees and planting. Mixture of timber panel fencing, trellis and chain link fencing. Courtesy door to the garage.

Garage

Accessed via an up and over door to the front and a courtesy door from the rear garden.

Buyers 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. 104.5 sq. metres (1124.6 sq. feet)



Total area: approx. 104.5 sq. metres (1124.6 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 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
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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		
69-80	C		
55-68	D	58 D	73 C
39-54	E		
21-38	F		
1-20	G		

