



Cecily Close, Berkhamsted, HP4 3DP
Asking price £695,000

Sears & Co
estate & letting agents

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

A STUNNING detached home, constructed in late 2016 situated off the exclusive Shooters Way in Berkhamsted. Accommodation includes an entrance hallway, well appointed kitchen/breakfast room with integrated appliances, spacious 16FT living/dining room, downstairs w/c, master bedroom with en suite shower room, two additional bedrooms and a family bathroom. Externally the property boasts a delightful rear garden & garage with parking in front. Council tax band E. Planning permissions previously granted for a loft conversion although has since lapsed. (see planning reference - 4/01081/18/LDP) Contact SOLE appointed selling agents to arrange a viewing on this rarely available property.

Double Glazed Front Door

Entrance Hallway

Access to the living/dining room, kitchen/breakfast room & downstairs w/c. Stairs rising to first floor accommodation. Radiator.

Living/Dining Room

Double glazed door to rear aspect leading to the rear garden. Radiator.

Downstairs W/C

Double glazed window. Fitted with a low level w/c and pedestal wash hand basin. Tiled flooring. Partially tiled walls. Radiator.

Kitchen/Breakfast Room

Double glazed window. Fitted with a range of eye and base level units with work surfaces over also forming up stands. Integrated oven, hob & extractor over. Integrated fridge, freezer, washing machine, microwave and dishwasher. Sink unit with mixer tap. Tiled flooring. Recessed down lighting.

First Floor Landing

Access to all rooms.

Master Bedroom

Double glazed doors opening to a 'juliet' style balcony. Radiator. Built in wardrobe. Access to the en suite shower room.

En Suite Shower Room

Double glazed window. Fitted with a three piece suite to include a chrome edged shower cubicle, low level w/c and pedestal wash hand basin. Tiled flooring. Partially tiled walls. Chrome heated towel rail. Recessed down lighting.

Bedroom Two

Double glazed window. Radiator.

Bedroom Three

Double glazed window. Radiator.

Family Bathroom

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

To The Front

A small area of frontage laid with slate chippings. Path leading to the front door. Storm porch. Driveway parking leading to the garage.

Garage

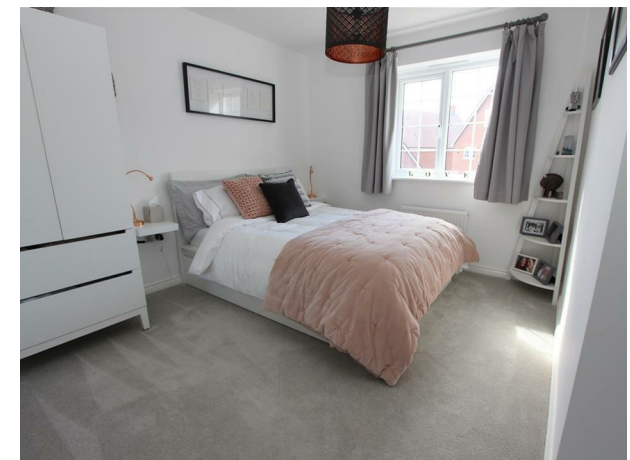
Accessed via a garage door to the front and a courtesy door from the garden.

To The Rear

A private garden laid with areas of lawn & patio, enclosed primarily by timber panel fencing.

Service Charge

The owners have advised that the property is subject to a service charge currently billed at £24.73 per month. This should be verified with your solicitor prior to any agreement to exchange contracts.

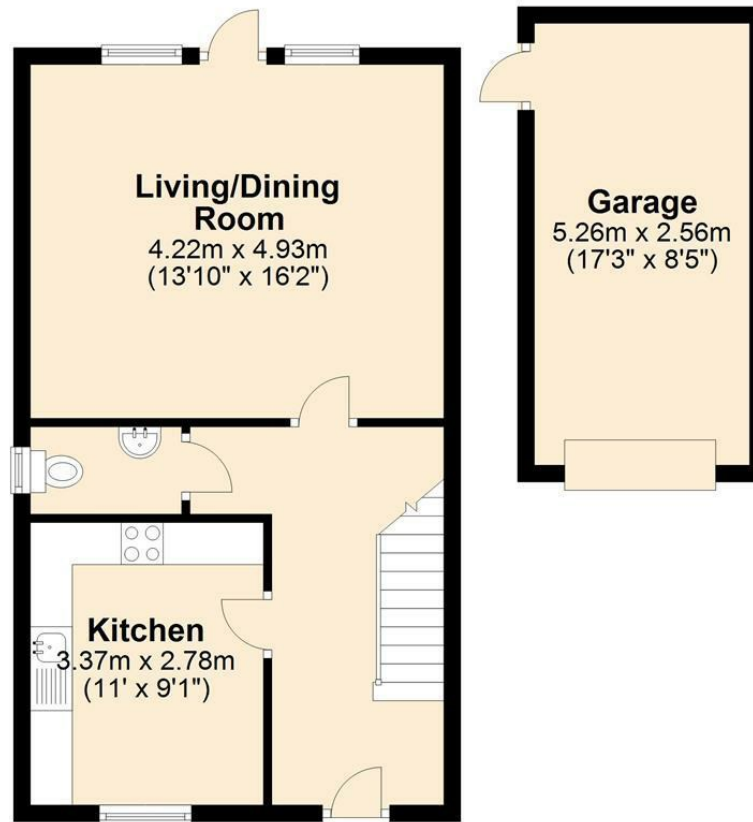


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Ground Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



Total area: approx. 86.9 sq. metres (935.5 sq. feet)

All measurements and information on this plan are approximate and the plan itself is provided for illustrative purposes only.

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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Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100

