



Broom Hill, Hemel Hempstead, HP1 2JD
Asking price £425,000

Sears & Co
estate & letting agents

An immaculately presented three bedroom end of terrace family home situated in this popular position on Broom Hill, Chaulden, Hemel Hempstead, HP1.

Accommodation includes an entrance hallway, open plan living/dining areas, a luxuriously appointed kitchen, useful store area, three well proportioned first floor bedrooms, and a modern family bathroom.

The property further benefits from an area of front garden and substantial south facing rear garden. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Radiator. Wood effect flooring. Stairs rising to the first floor accommodation. Access to the store area and living area.

Living Area

Double glazed window. Fitted with a range of storage cupboards. Wood effect flooring. Archway leading to the dining area.

Dining Area

Double glazed doors leading to the rear garden. Radiator. Access to the kitchen.

Kitchen

Double glazed window. Two radiators. Fitted with a range of eye and base level units with work surfaces over. Integrated dishwasher and fridge freezer. Integrated oven with electric hob and extractor over. Space for a freestanding washing machine and tumble dryer. One and a half bowl ceramic sink with drainer unit and mixer tap. Under stair storage cupboard. Tiling to splash back areas. Tiled flooring. Recessed down lighting. Access to store area.

Store Area

Double glazed door leading to the side aspect. Storage cupboard. Wood effect flooring. Recessed down lighting.

First Floor Landing

Double glazed window. Access to the loft. Access to the family bathroom and all bedrooms.

Bedroom

Double glazed window. Radiator. Built in wardrobe.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator. Built in storage cupboards.

Family Bathroom

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

To The Front

An enclosed front garden laid with areas of patio and lawn. Planted borders. Outside light. Gated side access. Pathway leading to the front door.

To The Rear

A private garden arranged with areas of patio and lawn. Enclosed primarily by timber panel fencing and part hedging. Planted borders. Shed. Outside light. Outside tap. Gated side access.

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.

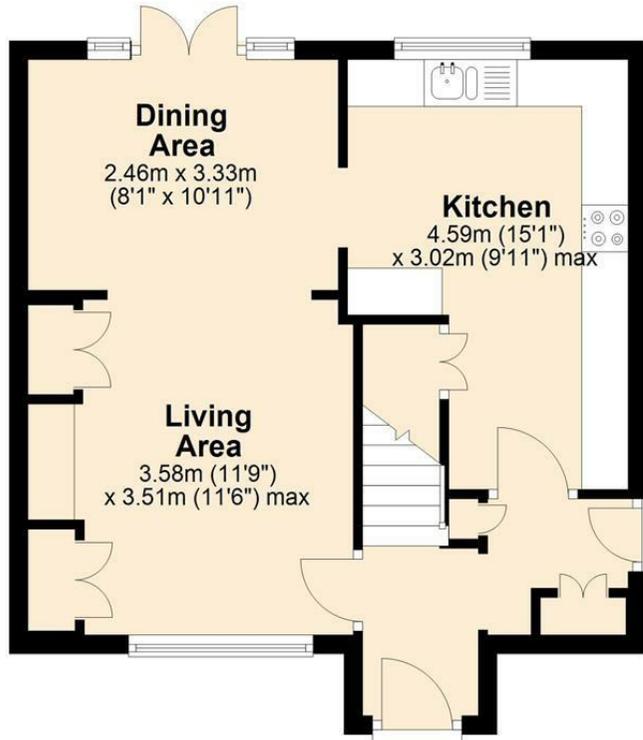


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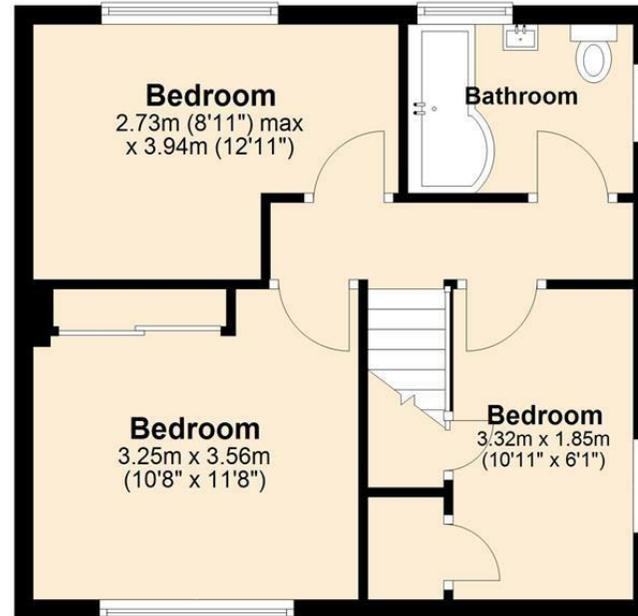
Ground Floor

Approx. 41.0 sq. metres (441.2 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.3 sq. feet)



Total area: approx. 80.5 sq. metres (866.4 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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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		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

