



Pond Road, Hemel Hempstead, HP3 8BA
Asking price £395,000

Sears & Co
estate & letting agents

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

A well proportioned three bedroom mid terrace family home situated in this popular position on Pond Road, Nash Mills, HP3.

Accommodation includes an entrance hallway, living room, well appointed kitchen/dining room, three first floor bedrooms and a family bathroom with a three piece suite.

Externally the property further benefits from an area of front garden and a low maintenance rear garden. Council tax band A. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Double glazed window. Tiled flooring. Door to the living room.

Living Room

Double glazed window. Two radiators. Electric fireplace. Storage cupboard. Access to the first floor accommodation. Access to the kitchen/dining room.

Kitchen/Dining Room

Two double glazed windows. Double glazed door leading to the rear garden. Fitted with a range of eye and base level units with work surfaces over also forming a breakfast bar. Space for a freestanding oven, washing machine and low level fridge. Stainless steel sink with drainer unit. Tiling to splash back areas. Tile effect flooring. Radiator.

First Floor Landing

Radiator. Access to the loft. Access to the family bathroom and three bedrooms.

Bedroom One

Two double glazed windows. Airing cupboard.

Bedroom Two

Two double glazed windows. 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 attachment, cabinet enclosed wash hand basin and low level w/c. Partially tiled walls. Vinyl flooring.

To The Front

An area of front garden laid with slate chippings. Side access. Outside light.

To The Rear

A private garden arranged with areas of hard standing, lawn and decking. Enclosed by a mixture of timber panel fencing and chain link fencing. Outside lights. Brick built storage cupboards and w/c. 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.

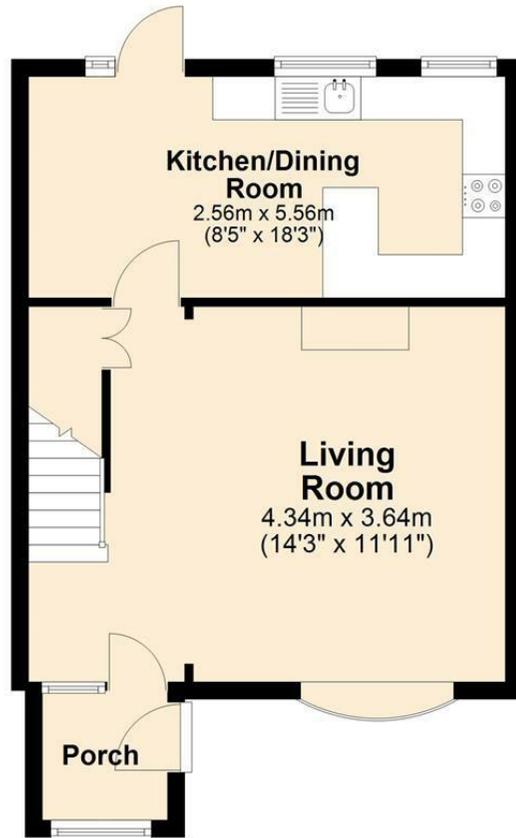


Sears & Co

www.searsandco.co.uk call: 01442 254 100

Ground Floor

Approx. 41.5 sq. metres (446.6 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.4 sq. feet)



Total area: approx. 89.4 sq. metres (961.9 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 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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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

