



St. Albans Hill, Hemel Hempstead, HP3 9NQ
Asking price £400,000

Sears & Co
estate & letting agents

A well proportioned three bedroom family home situated in this popular position on St. Albans Hill, HP3.

Accommodation includes an entrance hallway, well appointed living room, 14ft refitted kitchen, dining room, downstairs shower room, three first floor bedrooms and a family bathroom with a three piece white suite.

Externally the property further benefits from driveway parking and a delightful private rear garden. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Double glazed window. Radiator. Wood effect flooring. Stairs rising to the first floor accommodation. Access to the dining room and living room.

Living Room

Double glazed box window. Radiator. Wood flooring. Fireplace with tiled hearth.

Dining Room

Double glazed doors leading to the rear garden. Radiator. Under stair storage cupboard. Wood effect flooring. Access to the kitchen.

Kitchen

Double glazed window. Double glazed door leading to the rear garden. Fitted with a range of eye and base level units with work surfaces over. Integrated oven. Integrated microwave. Gas hob with extractor over. Space for a freestanding washing machine, fridge freezer and slimline dishwasher. Recessed downlighting. Tile effect flooring. Radiator. Access to the shower room.

Shower Room

Fitted with a three piece suite to include a shower enclosure, pedestal wash hand basin and low level w/c. Tiled flooring. Chrome heated towel rail. Extractor fan.

First Floor Landing

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

Bedroom One

Double glazed window. Radiator. Storage cupboard. Wood flooring.

Bedroom Two

Double glazed window. Radiator. Storage cupboard.

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, pedestal wash hand basin and low level w/c. Airing cupboard. Tile effect flooring. Heated towel rail.

To The Front

An area of hard standing providing driveway parking. Outside light.

To The Rear

A private garden arranged with areas of patio and lawn. Enclosed by timer panel fencing and part walled. Outside tap. Outside light.

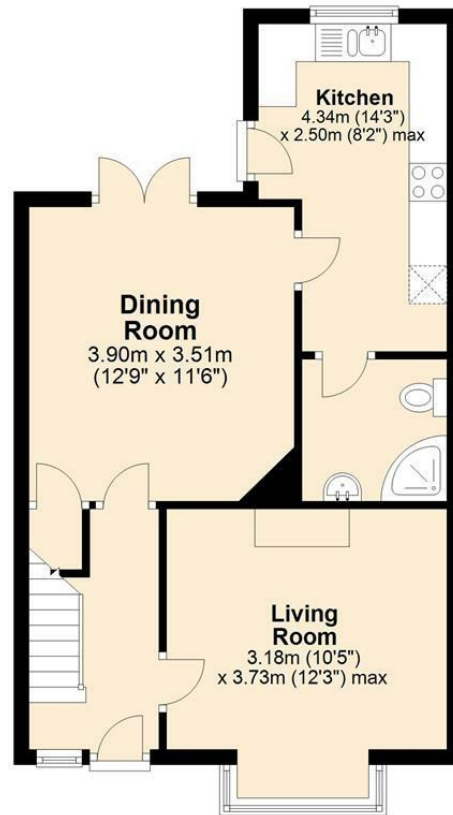


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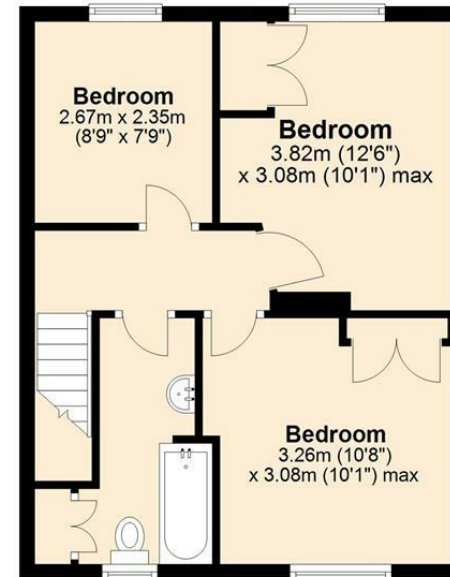
Ground Floor

Approx. 46.4 sq. metres (499.3 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.5 sq. feet)



Total area: approx. 86.1 sq. metres (926.9 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

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Sears & Co

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

