



Elstree Road, Hemel Hempstead, HP2 7NE
Asking price £425,000

Sears & Co
estate & letting agents

A well presented three bedroom terraced family home, situated in this popular position on Elstree Road, HP2.

Accommodation includes an entrance porch, open plan dining and living areas, well appointed kitchen, three first floor bedrooms and a refitted family bathroom.

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

Front Door

Entrance Porch

Double glazed window. Radiator. Wood effect flooring. Access to the dining area.

Dining Area

Double glazed window. Radiator. Wood effect flooring. Access to the kitchen. Open plan to the living area.

Living Area

Double glazed window. Radiator. Wood effect flooring. Recessed down lighting. Stairs rising to the first floor accommodation.

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, hob with extractor over, microwave and fridge freezer. Space for a freestanding washing machine. One and a half bowl stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Tiled flooring. Recessed down lighting.

First Floor Landing

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

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator. Airing cupboard.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with 'Mira' shower over, cabinet enclosed wash hand basin and a low level w/c. Tiled walls. Tile effect flooring. Chrome heated towel rail. Recessed down lighting. Extractor fan.

To The Front

An area of block paving providing driveway parking. An area of garden laid with slate chippings. Access to the garage. Access to the front door.

To The Rear

A private garden arranged with areas of patio, lawn, shingle and decking. Enclosed predominantly by timber panel fencing and part walled. Gated rear access. Planted borders. Shed. Outside light.

Garage

Accessed by an up and over door to the front. Power and lighting.

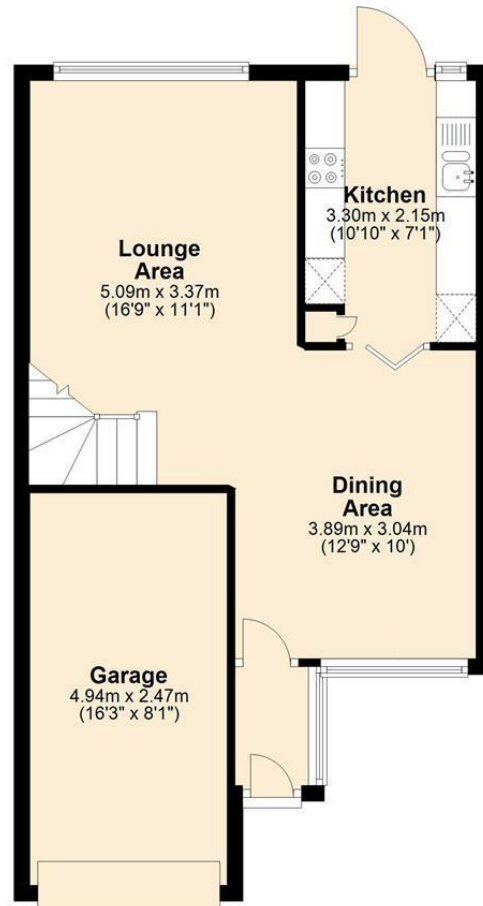


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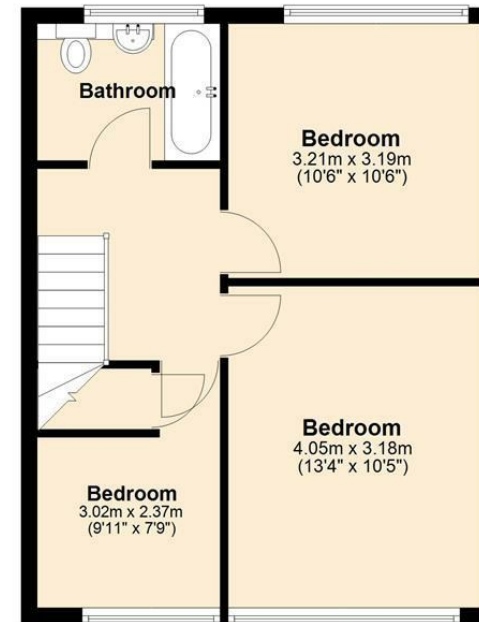
Ground Floor

Approx. 49.5 sq. metres (532.4 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.6 sq. feet)



Total area: approx. 90.8 sq. metres (976.9 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
Plan produced using PlanUp.

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Sears & Co

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

