



Peartree Road, Hemel Hempstead, HP1 3QN
Asking price £425,000

Sears & Co
estate & letting agents

A WELL PROPORTIONED three bedroom terraced family home situated in this popular position on Peartree Road, Warners End, HP1. Accommodation includes a porch, entrance hallway, living room, OPEN PLAN kitchen/dining room, play area, three first floor bedrooms and a REFITTED family bathroom. Externally the property further benefits from DRIVEWAY PARKING and a private rear garden. Contact SOLE appointed selling agents Sears & Co to arrange a viewing. Council tax band D.

Front Door

Porch

Double glazed window. Tiled flooring. Access to the entrance hallway.

Entrance Hallway

Radiator. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access to the kitchen and living room.

Living Room

Double glazed window. Radiator. Access to the kitchen/dining room.

Kitchen/Dining Room

Double glazed window. Double glazed sliding door to the play area. Fitted with a range of eye and base level units with work surfaces over. Integrated oven. Integrated gas hob. Space for a fridge freezer, slimline dishwasher and a washing machine. One and a quarter ceramic sink with mixer tap and drainer unit. Radiator.

Play Area

Double glazed window. Double glazed sliding doors leading to the rear garden. Wood effect flooring.

First Floor Landing

Airing cupboard. Storage cupboard. Access to all rooms.

Bedroom

Double glazed window. Radiator. Ceiling fan.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator. Built in wardrobe.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed shower bath with shower attachment over and glass screen, cabinet enclosed wash hand basin and a low level w/c. Tiled walls. Tiled flooring. Heated towel rail.

To The Rear

A private garden arranged with areas of decking, lawn and patio. Outside tap. Outside socket. Outside light. Enclosed by timber panel fencing and part walled. Brick built shed/store room with w/c. Gated side access.

To The Front

An area of hardstanding providing driveway parking. Planted boarder. Side access leading to the rear garden.

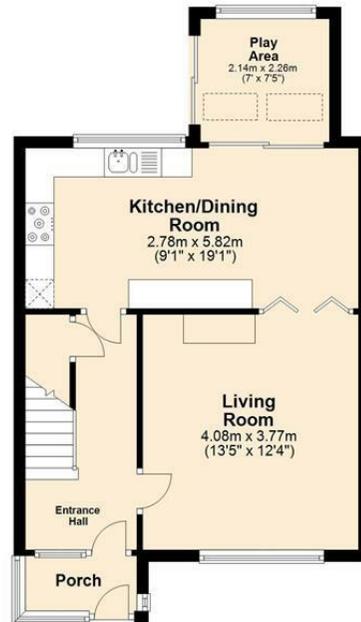
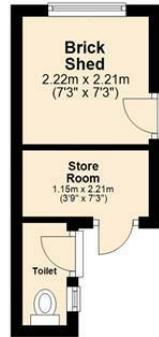


Sears & Co

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

Ground Floor

Approx. 56.8 sq. metres (611.6 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.3 sq. feet)



Total area: approx. 101.6 sq. metres (1093.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

