



Fennycroft Road, Hemel Hempstead, HP1 3NS
Asking price £375,000

Sears & Co
estate & letting agents

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

A well proportioned three bedroom family home, situated in this popular position on Fennycroft Road, Gadebridge, HP1.

Accommodation includes an entrance hallway, open plan living/dining areas, conservatory, refitted kitchen, useful utility room, downstairs w/c, three first floor bedrooms and a family bathroom with a four piece suite.

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

Front Door

Entrance Hallway

Radiator. Wood flooring. Stairs rising the first floor accommodation. Access to the living room and w/c.

W/C

Double glazed window. Fitted with a pedestal wash hand basin and a low level w/c. Tiled flooring. Tiling to splash back area. Radiator.

Living Area

Double glazed bow window. Wood flooring. Recessed down lighting. Open plan to the dining area.

Dining Area

Wood flooring. Radiator. Access to the kitchen. Sliding door to the conservatory.

Conservatory

A single glazed construction with doors leading to the rear garden. Tiled flooring.

Kitchen

Double glazed window. Double glazed door to the rear garden. Fitted with a range of eye and base level units with work surfaces over. Space for a freestanding oven, washing machine and slimline dishwasher. Extractor fan. One and a half bowl

stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Tiled flooring. Recessed down lighting. Archway to the utility room.

Utility Room

Fitted with a range of eye and base level units. Space for a freestanding fridge freezer. Tiling to splash back areas. Tiled flooring. Under stair storage cupboard.

First Floor Landing

Access to the family bathroom and all bedrooms.

Bedroom

Double glazed window. Radiator. Built in wardrobes.

Bedroom

Double glazed window. Radiator. Storage cupboard.

Bedroom

Double glazed window. Radiator. Storage cupboard. Access to the loft.

Family Bathroom

Two double glazed windows. Fitted with a four piece suite to include a tile enclosed bath with shower attachment, shower enclosure, cabinet enclosed wash hand basin and a low level w/c. Chrome heated towel rail. Tiled walls. Tiled flooring. Recessed down lighting. Extractor fan.

To The Front

An area of frontage laid with areas of block paving and lawn. Steps leading down to the front door.

To The Rear

A private garden arranged with areas of patio and lawn. Enclosed by a mixture of timber panel fencing and part walled.

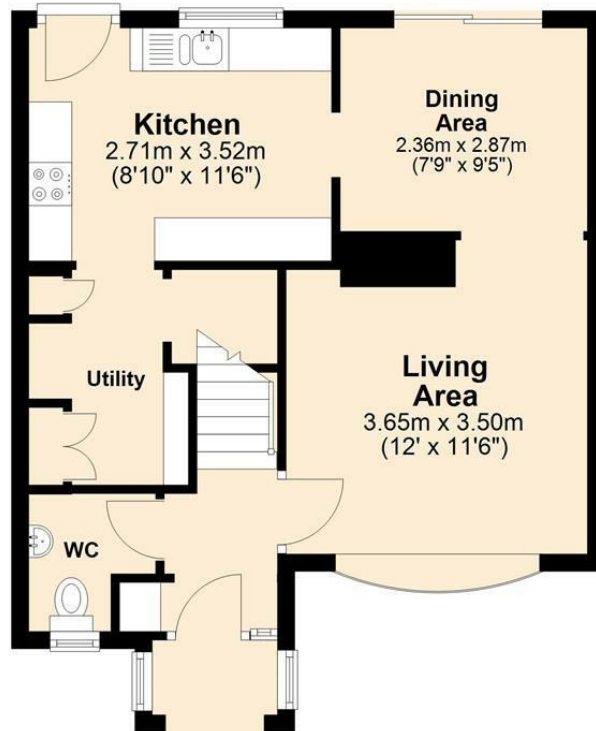


Sears & Co

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

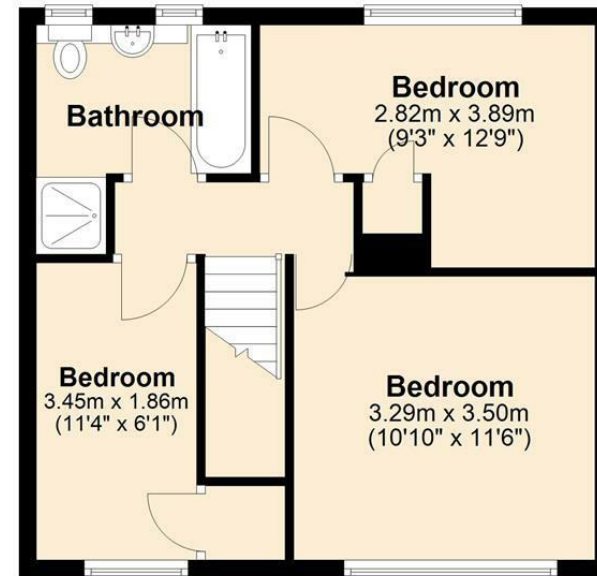
Ground Floor

Approx. 43.9 sq. metres (472.7 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



Total area: approx. 84.2 sq. metres (906.5 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.□

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.

www.searsandco.co.uk

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		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

