



**Sacombe Road, Hemel Hempstead, HP1 3RF**  
**Asking price £385,000**

**Sears & Co**  
estate & letting agents

A well proportioned, two bedroom property situated in this popular position on Sacombe Road, Warners End, HP1.

The layout includes an entrance hallway, spacious living/dining room, refitted kitchen, utility room, two double bedrooms located on the first floor and a family bathroom with a four piece suite.

Externally the property further benefits from a block paved frontage providing driveway parking, a delightful private rear garden and a garden building which is split into two parts, one is currently utilised as a home office and the other a shed/workshop. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

### Double Glazed Front Door

### Entrance Hallway

Wood effect flooring. Shoe storage. Radiator. Stairs to the first floor accommodation. Access to the living/dining room.

### Living/Dining Room

Double glazed window. Radiator. Wood effect flooring. Fireplace. Access to the kitchen.

### Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over also forming upstands. Integrated oven and gas hob with extractor over. Space for a free standing washing machine, dishwasher and a low level fridge. One and a half bowl ceramic sink and drainer unit with mixer tap. Radiator. Tiled flooring. Access to the utility room.

### Utility Room

Double glazed door leading to the rear garden. Radiator. Tiled flooring. Space for a free standing freezer. Storage area under the stairs currently housing space for a free standing tumble dryer.

### First Floor Landing

Airing cupboard. Access to the loft via a loft ladder. The loft is boarded and includes power & lighting. Access to two bedrooms and the bathroom.

### Bedroom One

Double glazed box window. Radiator. Storage cupboard. Storage alcove.

### Bedroom Two

Double glazed window. Radiator. Recessed down lighting.

### Bathroom

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

### To The Front

An area of frontage laid with block paving providing driveway parking for two cars, partially enclosed by brick walls. Storm porch leading to the front door.

### To The Rear

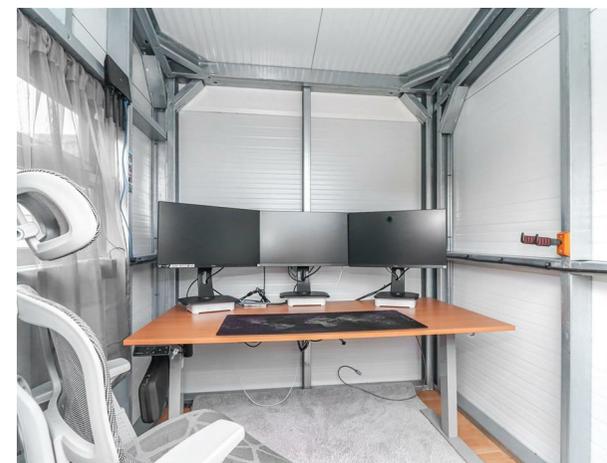
A private garden arranged with areas of patio and lawn. Planted bed. Enclosed by timber panel fencing. Gated access. Outside tap.

### Outbuilding

Located at the gardens end. The outbuilding is insulated and split into two zones one is currently utilised as a home office and is accessed via double glazed patio style doors and includes a double glazed window, power, lighting and an electric heater. The second zone is utilised as a shed/workshop and is accessed via a roller door and benefits from power & lighting.

### 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.

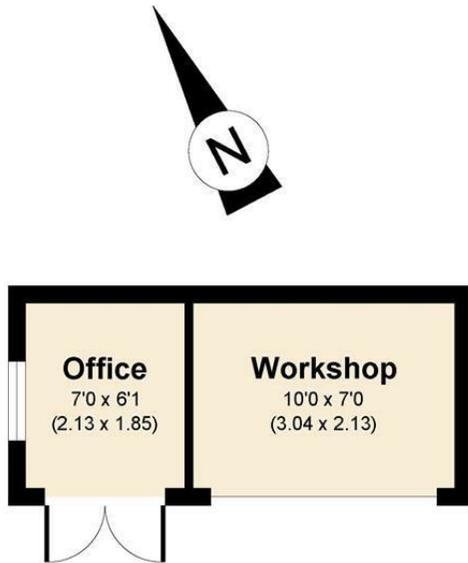


**Sears & Co**

[www.searsandco.co.uk](http://www.searsandco.co.uk) call: 01442 254 100

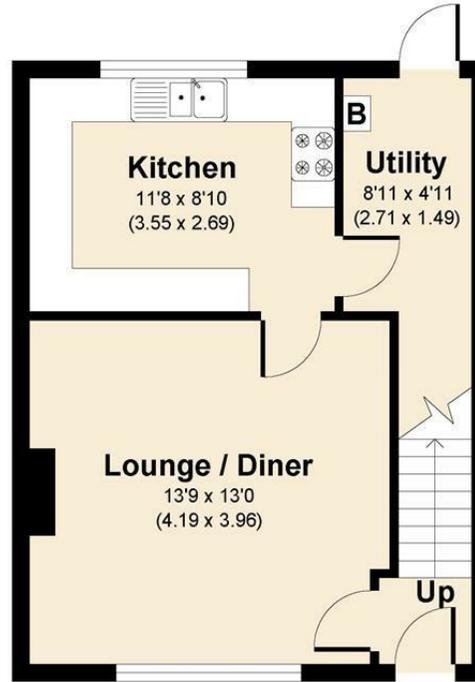
## Outbuilding

APPROXIMATE GROSS INTERNAL AREA  
114 SQ FT / 10.63 SQ M



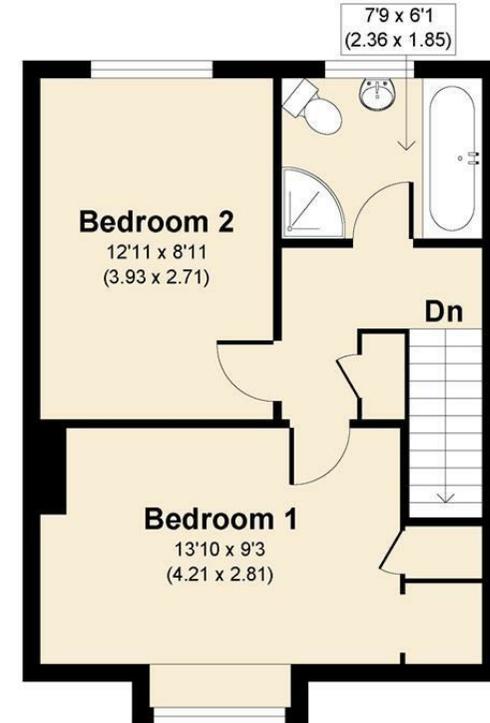
## Ground Floor

APPROXIMATE GROSS INTERNAL AREA  
373 SQ FT / 34.70 SQ M



## First Floor

APPROXIMATE GROSS INTERNAL AREA  
373 SQ FT / 34.70 SQ M



## Sacombe Road, HP1

APPROXIMATE GROSS INTERNAL AREA 860 SQ FT / 80.03 SQ M  
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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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**Sears & Co**

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

