



**Savoy Close, Hemel Hempstead, HP2 4DL**  
**Asking price £415,000**

**Sears & Co**  
estate & letting agents

An immaculately presented two bedroom family home, situated in this private position on Savoy Close, HP2.

Accommodation includes a modern kitchen with integrated appliances, open plan living and dining areas, w/c, two double bedrooms and a family bathroom with a three piece suite.

Externally the property benefits from two parking spaces, an area of frontage and a delightful private rear garden. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

### Front Door

#### W/C

Double glazed window. Fitted with a wash hand basin and a low level w/c. Tiled walls. Tiled flooring.

### Kitchen/Dining Area

Double glazed window. Fitted with a range of eye and base level units with work surfaces over also forming upstands and drainer groves. Integrated oven with hob and extractor over. Integrated washing machine, dishwasher and fridge freezer. Stainless steel sink with mixer tap. Wood effect flooring. Under stair storage cupboard. Recessed down lighting.

### Living Area

Double glazed French doors to the rear garden. Feature panelled walls. Two radiators. Wood effect flooring.

### First Floor Landing

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

### Bedroom

Two double glazed windows. Feature panelled wall. Built in wardrobes. Radiator.

### Bedroom

Two double glazed window. Radiator.

### Family Bathroom

Fitted with a three piece suite to include a tile enclosed bath with shower over, inset wash hand basin and an enclosed cistern w/c. Heated towel rail. Tiled walls. Tiled flooring. Recessed down lighting.

### To The Front

Outside light. EV charging point. Pathway to the front door.

### To The Rear

A private garden arranged with areas of patio and lawn. Enclosed by part brick wall and timber panel fencing. Gated rear access. Outside light. Outside tap. Outside socket.

### Parking

The property benefits from two parking spaces. This would need to be verified by a solicitor prior to exchange of contracts.

### Service Charge

The owners have also advised that there is a service charge in the region of £50 per month. This information should be verified by a solicitor prior to exchange of contracts.

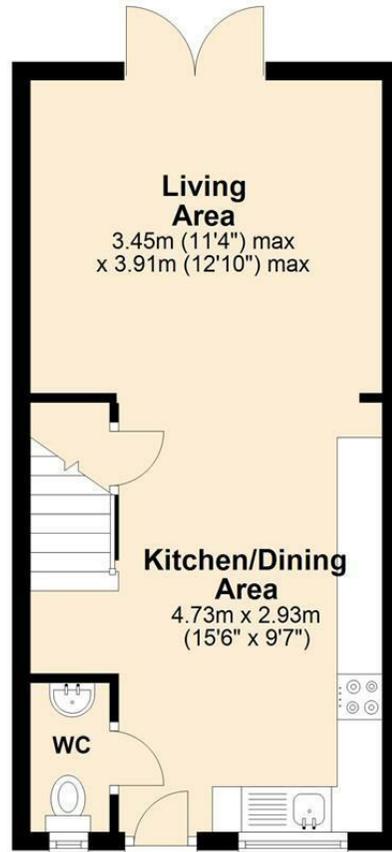


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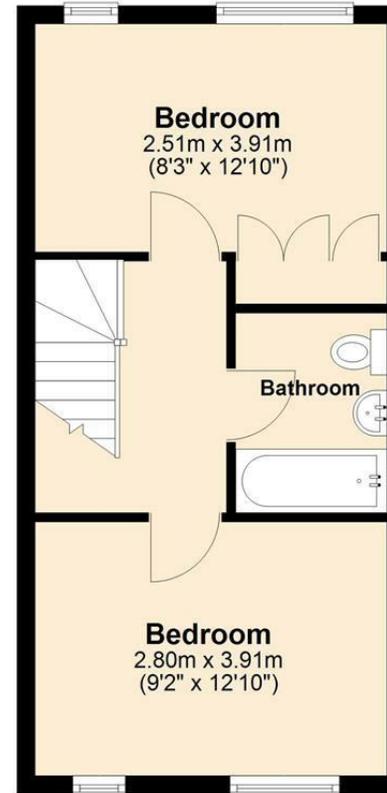
## Ground Floor

Approx. 32.4 sq. metres (348.5 sq. feet)



## First Floor

Approx. 32.4 sq. metres (348.5 sq. feet)



Total area: approx. 64.8 sq. metres (697.0 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

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[www.searsandco.co.uk](http://www.searsandco.co.uk)

**Sears & Co**

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

