



Bennetts End Road, Hemel Hempstead, HP3 8DG
Asking price £325,000

Sears & Co
estate & letting agents

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

A well proportioned, three bedroom, terraced property situated on Bennetts End Road, HP3. The layout currently comprises an entrance hallway, living room, dining room, conservatory, kitchen, utility room/side passage, three first floor bedrooms and a family shower room. Externally the property further benefits from front & rear gardens. Contact Sole appointed selling agents Sears & Co to arrange a viewing. Council tax band C.

Double Glazed Front Door

Entrance Hallway

Radiator. Stairs to the first floor accommodation. Door to the living room.

Living Room

Double glazed window. Radiator. Gas fire place. Door to the dining room.

Dining Room

Sliding doors leading to the conservatory. Radiator. Folding door to the kitchen.

Conservatory

A glazed conservatory with sliding door leading to the garden. Tiled flooring.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with roll top work surfaces over. Free standing oven, low level fridge, washing machine and dishwasher. One and a half bowl sink and drainer unit with mixer tap. Tiling to splash back areas. Tiled flooring. Door to the side passage/utility room.

Utility

Double glazed door leading to the garden. Double glazed door to the front aspect. Free standing freezer. Space for a free standing tumble dryer. Under stairs storage cupboard.

First Floor Landing

Radiator. Access to all rooms.

Bedroom

Double glazed window. Radiator. Storage cupboard.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator. Storage cupboard housing the central heating boiler and hot water cylinder.

Family Bathroom

Two double glazed windows. Fitted with a three piece suite to include a tiled shower area, cabinet enclosed wash hand basin and a low level w/c. Radiator.

To The Front

An area of partially enclosed frontage mainly laid to lawn with a pathway to the front door.

To The Rear

A private rear garden laid primarily with areas of decking, lawn and mature planting, pathway leading towards the gardens end and enclosed by timber panel fencing. Outside tap.

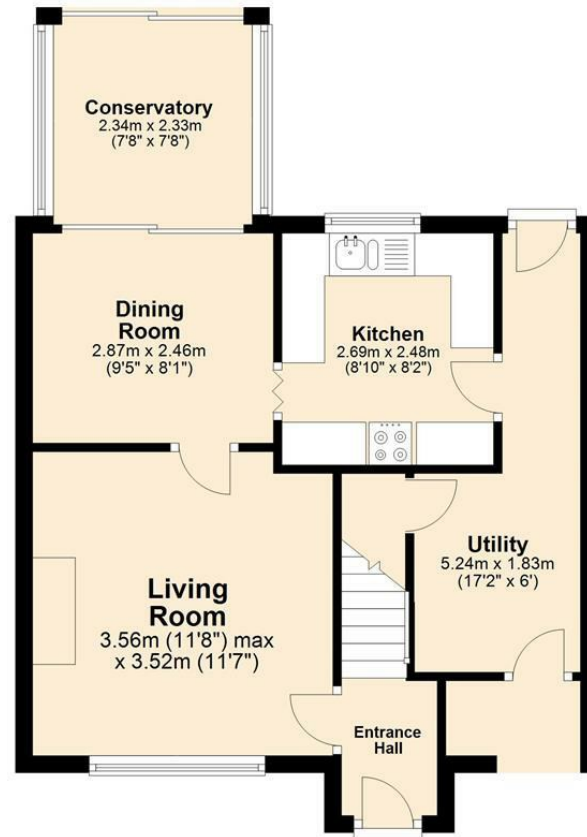


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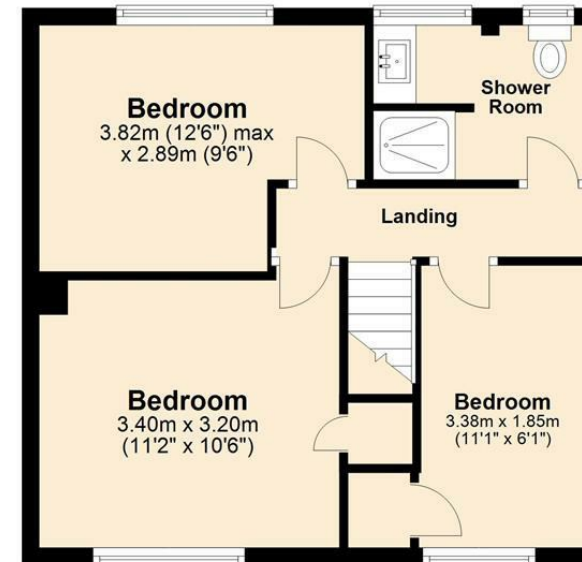
Ground Floor

Approx. 45.5 sq. metres (489.7 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.2 sq. feet)



Total area: approx. 84.9 sq. metres (913.9 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
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Sears & Co

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

