



Tannsfield Drive, Hemel Hempstead, HP2 5LG
Asking price £685,000

Sears & Co
estate & letting agents



www.searsandco.co.uk

Sears & Co

An extended and superbly presented four/five bedroom link detached family home, situated in this rarely available position on Tannsfield Drive, Adayfield, HP2, with accommodation spanning in excess of 1600 sqft.

The layout comprises an entrance hallway, open plan living/dining room, modern kitchen, delightful 24ft family room, ground floor office/bedroom with en suite shower room, four first floor bedrooms and a refitted family bathroom.

Externally the property further benefits from driveway parking, a garage and an exceptional, mature private rear garden. Council tax band E. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Double glazed window. Two storage cupboards. Tiled flooring. Radiator. Access to the living/dining areas.

Living Area

Two double glazed windows. Recessed down lighting. Wood flooring. Two radiators. Under stair storage cupboard. Stairs rising to the first floor accommodation. Open plan to the dining area.

Dining Area

Double glazed sliding doors to the family room. Wood flooring. Radiator. Access to the office/bedroom and kitchen.

Kitchen

Double glazed window. Double glazed door to the family room. Fitted with a range of eye and base level units with 'Corian' work surfaces over also forming upstands, drainer groves and a window sill.

Integrated oven and warming drawer. Integrated microwave. Integrated gas hob with extractor over. Freestanding washing machine, dishwasher and low level fridge all included in the sale. Partially tiled walls. Tile effect flooring. Recessed down lighting.

Family Room

Three double glazed windows. Velux window. Double glazed sliding doors to the rear garden. Double glazed sliding doors to the office/bedroom. Two radiators. Tiled flooring. Recessed down lighting.

Office/Bedroom

Double glazed sliding doors to the family room. Radiator. Wood effect flooring. Access to the en suite shower room.

En Suite

Fitted with a three piece suite to include a shower enclosure, cabinet enclosed wash hand basin and an enclosed cistern w/c. Chrome heated towel rail. Tiled flooring. Tiled walls. Recessed down lighting. Extractor fan.

First Floor Landing

Double glazed window. Wood flooring. Radiator. Access to the boarded loft via a pull down ladder. Access to the family bathroom, inner hallway and three bedrooms.

Bedroom

Double glazed window. Radiator. Wood flooring.

Bedroom

Double glazed window. Radiator. Wood flooring.

Bedroom

Double glazed window. Radiator. Wood flooring. Built in desk space with storage.

Inner Hallway

Wood flooring. Radiator. Access to a bedroom.

Bedroom

Double glazed window. Radiator. Wood flooring.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a tile enclosed bath with independent shower over, cabinet enclosed wash hand basin and a low level w/c. Tiled flooring. Tiled walls. Chrome heated towel rail. Recessed down lighting. Extractor fan.

To The Front

An area of frontage laid with loose stones providing driveway parking. Planted borders. Outside lights. Gated side access. Access to the garage & front door.

Garage

Accessed via an up and over door to the front. Power and lighting. Loft storage space with ladder.

To The Rear

A mature private garden arranged with areas of patio, lawn, loose stones bushes & fruit trees. Planted borders. Enclosed by timber panel fencing. Outside light. Outside tap. Gated side access. Garden shed.

Buyers Information

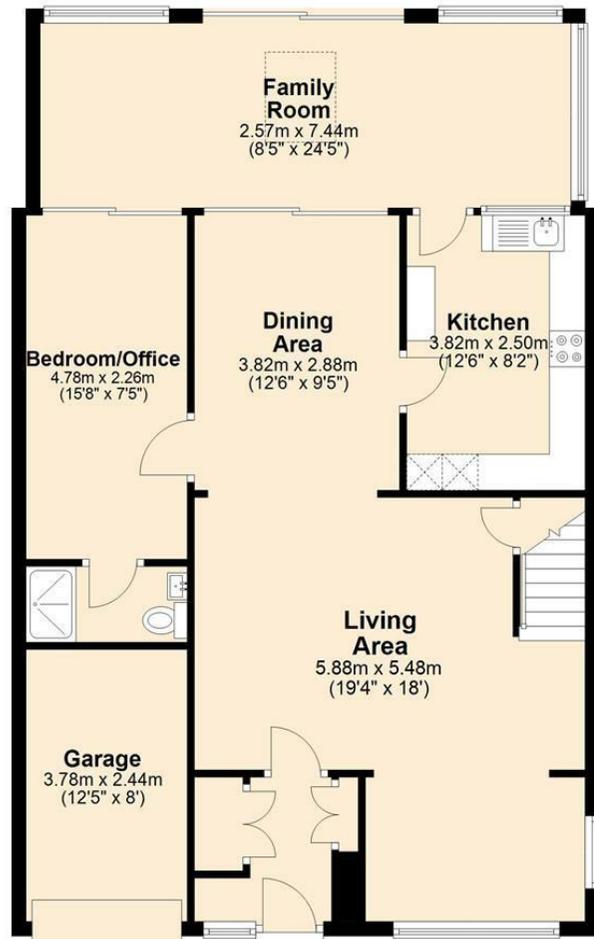
To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.





Ground Floor

Approx. 97.4 sq. metres (1048.5 sq. feet)



First Floor

Approx. 52.7 sq. metres (567.8 sq. feet)



Total area: approx. 150.2 sq. metres (1616.3 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	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		