



New Park Drive, Hemel Hempstead, HP2 4QJ
Asking price £485,000

Sears & Co
estate & letting agents

****NO UPPER SALES CHAIN**** A WELL PRESENTED three bedroom semi detached family home, situated in this POPULAR position on New Park Drive, Adeyfield, HP2. Accommodation includes an entrance hallway, OPEN PLAN living/dining area, MODERN kitchen, three first floor bedrooms and a REFITTED family bathroom. Externally the property further benefits from DRIVEWAY PARKING, garage and a DELIGHTFUL private rear garden. Council tax band D. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Radiator. Under stair storage cupboard. Wood flooring. Stairs rising to the first floor accommodation. Access to the kitchen and living area.

Living Area

Double glazed bay window. Radiator. Feature fireplace. Wood flooring. Open plan to the dining area.

Dining Area

Double glazed bi folding doors leading to the rear garden. Vertical radiator. Tile effect flooring. Recessed down lighting. Open plan to the kitchen partially separated by a breakfast bar.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with wooden work surfaces over. Inset sink with mixer tap. Integrated oven with gas hob and extractor over. Integrated dishwasher. Integrated washing machine. Space for a freestanding fridge freezer. Recessed down lighting. Tiling to splash back areas. Tile effect flooring.

First Floor Landing

Double glazed window. Airing cupboard. Access to the loft. Access to the family bathroom and all bedrooms.

Bedroom

Double glazed window. Radiator. Built in wardrobes.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Storage cupboard. Radiator.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a 'P shaped' panel enclosed shower bath with shower attachment over, pedestal wash hand basin and a low level w/c. Chrome heated towel rail. Tiled flooring. Tiled walls. Recessed down lighting.

To The Front

An area of hardstanding forming a shared driveway. An area of paved front garden also utilised as a parking space. Outside light.

Garage

Accessed via an 'up and over' door. Power and lighting. W/C. Courtesy door to the side.

To The Rear

A private garden arranged with areas of patio, lawn and planting. Enclosed primarily by timber panel fencing and hedging. Outside lighting. Outside power socket. Outside tap. Gated side access. Courtesy door into the garage. Brick store cupboard.



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

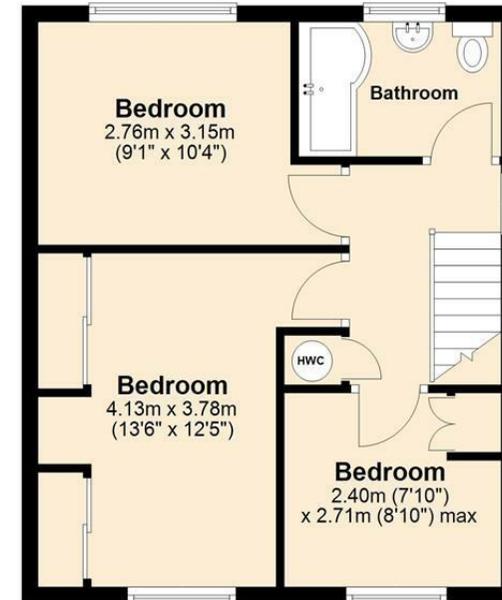
Ground Floor

Approx. 57.7 sq. metres (621.4 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.7 sq. feet)



Total area: approx. 98.0 sq. metres (1055.1 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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 85 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

