



Tenzing Road, Hemel Hempstead, HP2 4HS
Asking price £525,000

Sears & Co
estate & letting agents

An extended and immaculately presented, three bedroom family home, situated in this popular position on Tenzing Road, HP2, with accommodation spanning in excess of 1100sqft.

The layout includes an entrance porch, entrance hallway, living room, luxuriously refitted kitchen with integrated appliances, dining area, useful utility/w/c, three first floor bedrooms and a modern family bathroom.

Externally the property further benefits from driveway parking and a delightful private rear garden with a useful outbuilding, currently utilised as a garden room and storage. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Porch

Double glazed door to the storage area. Radiator. Built in foot mat. Recessed down lighting. Storage cupboard. Access to the entrance hallway.

Entrance Hallway

Double glazed window. Vertical radiator. Under stair storage cupboard. Herringbone style flooring. Recessed down lighting. Stairs rising to the first floor accommodation. Access to the kitchen/dining room and living room.

Living Room

Double glazed window. Vertical radiator. Recessed down lighting.

Kitchen/Dining Room

Double glazed bi folding doors to the rear garden. Two Velux windows. Double glazed door to the side access. Fitted with a range of eye and base level units with work surfaces over also forming upstands and an island. Integrated 'Neff' combi oven, hob with extractor fan, dishwasher, wine cooler, and fridge freezer. Sink with drainer unit and mixer tap. Recessed down lighting. Herringbone style flooring. Storage cupboard. Access to the w/c.

W/C

Fitted with a wall mounted wash hand basin and a low level w/c. Partially tiled floors. Herringbone style flooring. Work surface with space for a washing machine underneath. Recessed down lighting.

First Floor Landing

Double glazed window. Recessed down lighting. Access to the loft. Access to the family bathroom and three bedrooms.

Bedroom

Double glazed window. Radiator. Built in wardrobes. Recessed down lighting.

Bedroom

Double glazed window. Radiator. Recessed down lighting.

Bedroom

Double glazed window. Radiator. Recessed down lighting.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with a rainfall style shower over and shower attachment, cabinet enclosed wash hand basin and a low level w/c. Wood effect flooring. Tiled walls. Recessed down lighting. Extractor fan. Heated towel rail.

To The Front

An area of block paving providing driveway parking. Outside lights. Outside power sockets.

To The Rear

A private rear garden arranged with patio, lawn and artificial lawn. Enclosed by timber panel fencing. Outside lights. Outside tap. Access to the storage area. Access to the garden room.

Outbuilding

Currently utilised as a garden room and storage room. Power and lighting.

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.



Sears & Co

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

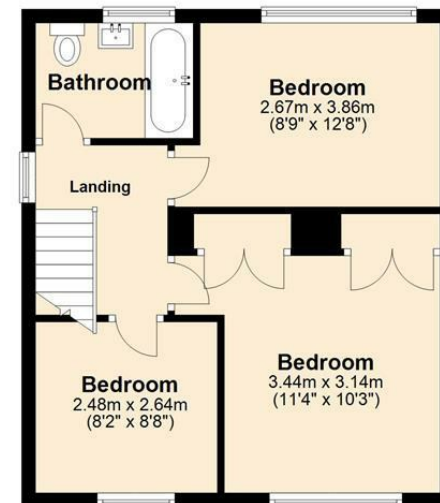
Ground Floor

Approx. 64.5 sq. metres (694.4 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



Total area: approx. 104.6 sq. metres (1125.5 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.

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Sears & Co

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

