



**Woodwhite Way, Hemel Hempstead, HP2 7BS**  
**Asking price £440,000**

**Sears & Co**  
estate & letting agents

A well presented three bedroom semi detached family home situated in this ideal position on Woodwhite Way, HP2. Accommodation includes an entrance hallway, open plan living/dining room, well appointed kitchen/breakfast room, downstairs w/c, principal bedroom with en suite shower room, two further bedrooms and a modern family bathroom. Externally the property further benefits from driveway parking, a garage and a delightful private rear garden. Council tax band E. Contact SOLE appointed selling agents Sears & Co to arrange your viewing.

### Front Door

#### Entrance Hallway

Wood effect flooring. Radiator. Recessed down lighting. Storage cupboard. Stairs rising to the first floor accommodation. Access to the w/c, kitchen and living/dining room.

#### Living/Dining Room

Double glazed french doors leading to the rear garden. Two radiators. Under stair storage cupboard.

#### Kitchen

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

#### W/C

Wood effect flooring. Fitted with a pedestal wash hand basin and a low level w/c. Tiling to splash back area. Extractor fan. Radiator. Recessed down lighting.

#### First Floor Landing

Access to all bedrooms and the family bathroom. Radiator. Storage cupboard.

#### Principal Bedroom

Double glazed window. Radiator. Range of fitted bedroom furniture. Access to the en suite shower room.

#### En Suite

Fitted with a three piece suite to include a shower enclosure with 'Aqualisa' shower, pedestal wash hand basin and a low level w/c. Partially tiled walls. Chrome heated towel rail. Wood effect flooring.

#### Bedroom Two

Double glazed window. Radiator. Built in wardrobe.

#### Bedroom Three

Double glazed window. Radiator. Access to the loft.

#### Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower attachment and glass screen, pedestal wash hand basin and a low level w/c. Chrome heated towel rail. Wood effect flooring. Extractor fan. Partially tiled walls. Recessed down lighting.

#### To The Front/Side

An area of block paving providing driveway parking. Planted beds. Outside light. Pathway to the front door.

#### To The Rear

A private garden arranged with areas of patio and lawn. Enclosed by a mixture of timber panel fencing and brick wall. Outside light. Outside tap. Courtesy door to the garage.

#### Garage

Accessed via an 'up and over' door to the front. Courtesy door from the garden. Power and lighting.

#### Service Charge

The owners have advised that the property is subject to service charges in the region of £250 per annum. This information should be verified by a solicitor prior to exchange of contracts.

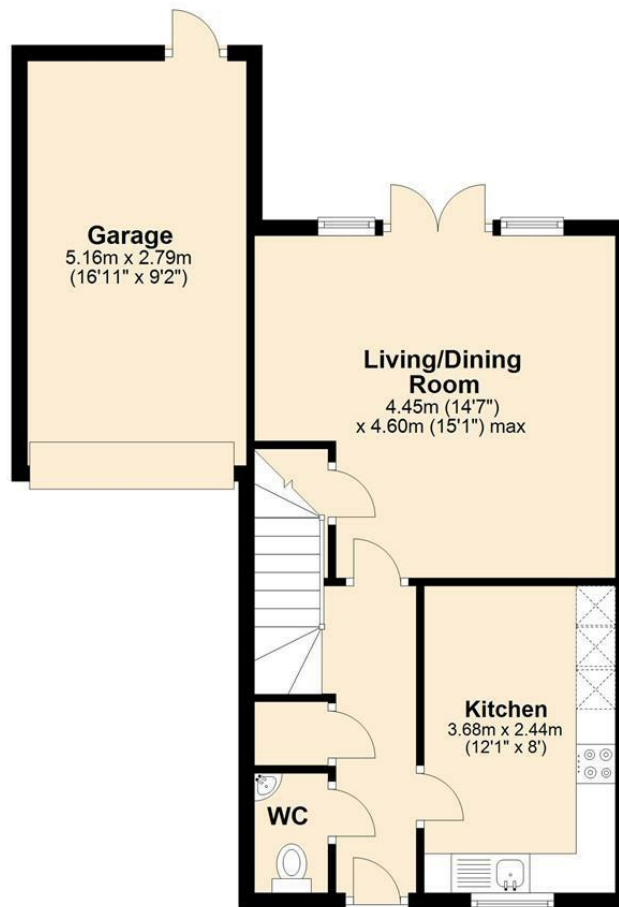


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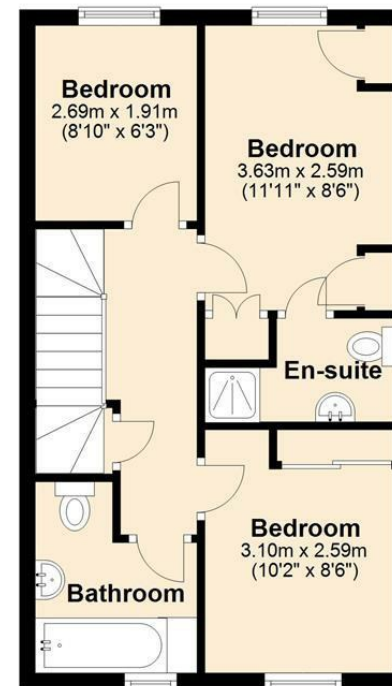
## Ground Floor

Approx. 53.1 sq. metres (571.9 sq. feet)



## First Floor

Approx. 38.8 sq. metres (418.1 sq. feet)



Total area: approx. 92.0 sq. metres (990.0 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  
Plan produced using PlanUp.

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**Sears & Co**

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 96 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

