



Poets Chase, Hemel Hempstead, HP1 3RN
Asking price £400,000

Sears & Co
estate & letting agents

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

An attractive three bedroom end of terrace family home, situated on a generous corner plot within this desirable cul de sac position of Poets Chase, Gadebridge Park, HP1.

Accommodation includes an entrance hallway, downstairs w/c, bay fronted living room, open plan kitchen/dining room, three well proportioned first floor bedrooms and a modern shower room.

Externally the property further benefits from a garage with off road parking to the front and a sizeable private rear garden. Council tax band E. Contact sole appointed agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Vinyl flooring. Access to the living room and w/c.

W/C

Double glazed window. Fitted with a low level w/c and a pedestal wash hand basin. Tiling to splash back area. Vinyl flooring. Radiator.

Living Room

Double glazed bay window. Feature fireplace. Radiator. Stairs rising to first floor accommodation. Under stair storage cupboard. Access to the kitchen.

Kitchen/Dining Room

Double glazed window. Double glazed door to the rear garden. Fitted with a range of eye and base level units with work surfaces over. Space for a freestanding oven, washing machine and tumble dryer. Extractor fan. One and a half bowl sink with drainer unit and mixer tap. Vinyl flooring. Partially tiled walls. Radiator.

First Floor Landing

Double glazed window. Airing cupboard. Access to the loft. Access to the shower room and three bedrooms.

Bedroom

Double glazed window. Radiator. Storage cupboard.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator. Storage cupboard.

Shower Room

Double glazed window. Fitted with a three piece suite to include a shower enclosure with 'Aqualisa' shower over, pedestal wash hand basin and a low level w/c. Tiled walls. Tiled flooring. Radiator. Recessed down lighting. Extractor fan.

To The Front

An area of front garden arranged with areas of lawn loose stones. Outside light. Steps to the front door.

To The Rear

A sizeable private garden arranged with areas of patio and lawn. Planted borders. Mature trees. Shed. Outside light. Pergola. Enclosed predominantly by timber panel fencing.

Garage & Parking

The property further benefits from a garage with off road parking to the front.

Tree Preservation Order

Please be aware there is two trees within the boundaries of this property that is subject to a Tree Preservation Order - your solicitor will need to advise you of any information that may be required surrounding this before any agreement to exchange contracts on the purchase.

Buyer 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.

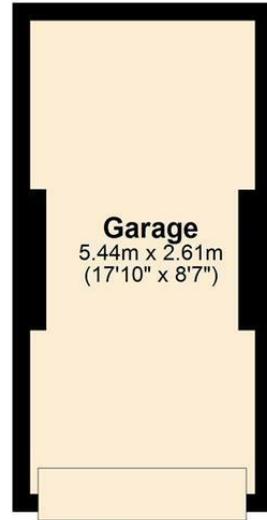
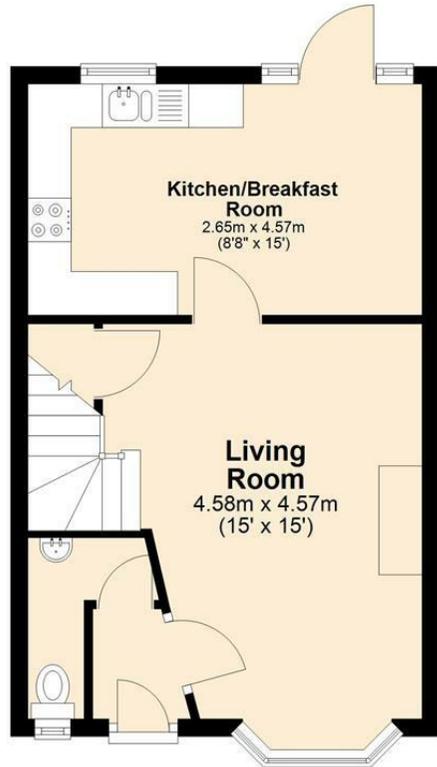


Sears & Co

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

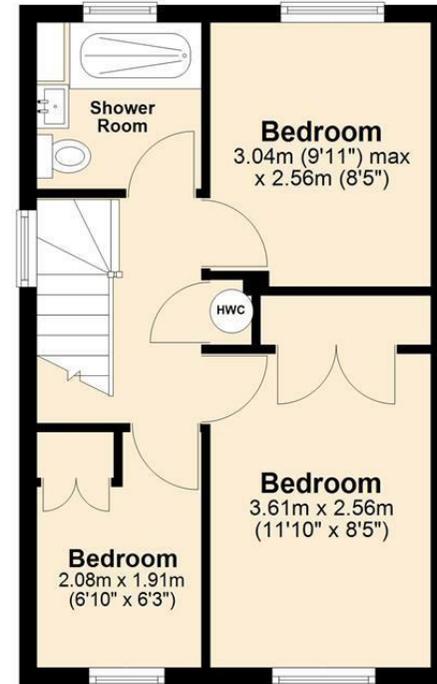
Ground Floor

Approx. 33.5 sq. metres (360.3 sq. feet)



First Floor

Approx. 33.8 sq. metres (364.1 sq. feet)



Total area: approx. 67.3 sq. metres (724.4 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	77 C
39-54	E		
21-38	F		
1-20	G		

