



**Poets Chase, Hemel Hempstead, HP1 3RN**  
**Asking price £530,000**

**Sears & Co**  
estate & letting agents



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

AN ATTRACTIVE three bedroom detached family home, situated in this DESIREABLE position on Poets Chase, Gadebridge Park, HP1. Accommodation includes an entrance hallway, living room, dining room, kitchen, UTILITY ROOM, downstairs w/c, principal bedroom with EN SUITE, two further bedrooms and a REFITTED family bathroom. Externally the property further benefits from DRIVEWAY PARKING, a garage and a MATURE private rear garden. Council tax band E. Contact SOLE appointed selling agents Sears & Co to arrange your viewing.

### **Front Door**

### **Entrance Hallway**

Built in foot mat. Radiator. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access into the w/c, kitchen and living room.

### **Living Room**

Double glazed box style window. Radiator.

### **Dining Room**

Double glazed door leading to the rear garden. Radiator. Access into the kitchen.

### **Kitchen**

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Space for a freestanding oven. Space for a freestanding dishwasher. Stainless steel sink with drainer unit and mixer tap. Partially tiled walls. Tile effect flooring. Radiator. Access into the utility room.

### **Utility Room**

Double glazed window. Double glazed door leading to the side aspect. Fitted with a range of eye and base level units with work surfaces over. Space for a freestanding fridge, freezer and washing machine. Partially tiled walls. Tile effect flooring. Radiator.

### **W/C**

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

### **First Floor Landing**

Double glazed window. Storage cupboard. Access into the loft. Access into the family bathroom and the bedrooms.

### **Bedroom**

Double glazed window. Radiator. Built in wardrobe. Access into the en suite.

### **En Suite**

Double glazed window. Fitted with a shower enclosure with a glass screen, pedestal wash hand basin and a low level w/c. Partially tiled walls. Radiator. Extractor fan.

### **Bedroom**

Double glazed window. Built in wardrobes. Radiator.

### **Bedroom**

Double glazed window. Radiator.

### **Family Bathroom**

Double glazed window. Fitted with a panel enclosed bath with a shower attachment, pedestal wash hand basin and a low level w/c. Partially tiled walls. Extractor fan. Radiator.

### **To The Front**

An area of frontage laid with tarmac providing driveway parking. An area of front garden mainly laid with lawn. Outside light. Gated side access. Access into the garage.

### **Garage**

Accessed via an 'up and over' door. Double glazed courtesy door to the side aspect. Power and lighting. Radiator.

### **To The Rear**

A private garden arranged with areas of patio and lawn. Planted borders. Outside tap. Outside light. Enclosed by timber panel fencing and part walled. Courtesy door to the garage from the side aspect. Gated side access.

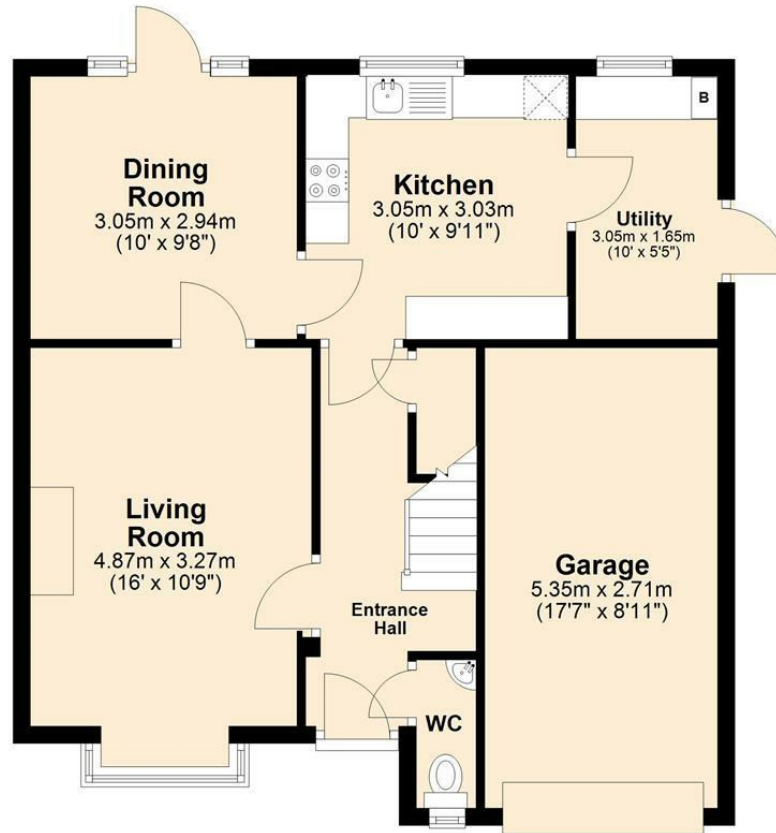


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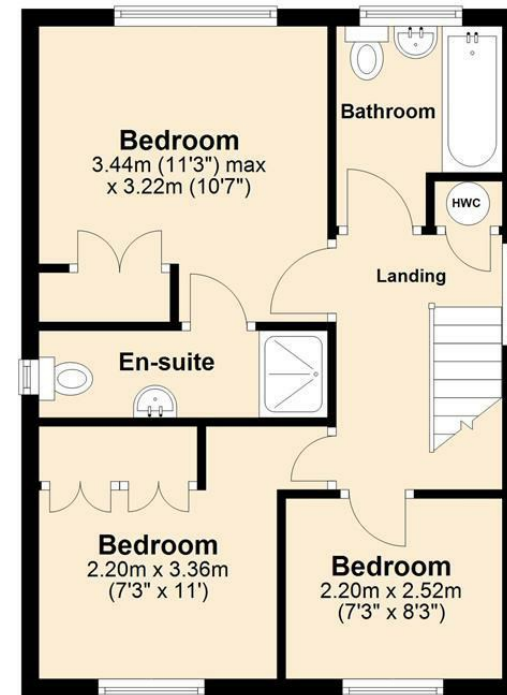
## Ground Floor

Approx. 63.5 sq. metres (683.4 sq. feet)



## First Floor

Approx. 40.6 sq. metres (437.3 sq. feet)



Total area: approx. 104.1 sq. metres (1120.7 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		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



