



Boxted Road, Warners End, HP1 2QU  
Asking price £575,000

**Sears & Co**  
estate & letting agents

An impressive four bedroom family home that has been extended and re modelled to provide family living and annexe accommodation situated on Boxted Road, Warners End, HP1.

The layout comprises an entrance hallway, downstairs w/c, living room, exceptional 19FT open plan kitchen/living space, three first floor bedrooms and a family bathroom with white suite. The annexe is accessed via a separate front door and an internal door from the kitchen and comprises a living room, kitchenette, luxuriously appointed shower room and a bedroom.

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



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#### Front Door

#### Entrance Hallway

Built in foot mat. Slate tiled floor. Radiator. Under stairs storage. Recessed down lighting. Access to the living room, kitchen, downstairs w/c and stairs to the first floor accommodation.

#### Downstairs W/C

Double glazed window. Fitted with a low level w/c and a cabinet enclosed wash hand basin. Tiled flooring. Tiled walls. Recessed down lighting. Radiator.

#### Living Room

Double glazed window. Log burner. Wood effect flooring.

#### Open Plan Kitchen/Living Space

Double glazed window. Double glazed door leading to the garden and an additional pair of

doors also leading to the garden. Fitted with a range of eye and base level units with granite work surfaces over also forming 'up stands' and a window sill. Inset sink and drainer unit with mixer tap. Free standing range oven. Space for an American style fridge freezer, washing machine, tumble dryer and dishwasher. Log burner. Storage cupboard. Slate tiled flooring. Two radiators. Recessed down lighting. Cupboard housing the central heating boiler. Access to the living room and an internal door to the annexe.

#### First Floor Landing

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

#### Bedroom

Double glazed window. Radiator. Wardrobes with sliding doors. Recessed down lighting.

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Double glazed window. Radiator. Recessed down lighting.

#### Family Bathroom

Double glazed window. Refitted with a three piece suite to include a 'shower bath' with glass screen and shower over, cabinet enclosed wash hand basin and a low level w/c. Tiled flooring. Tiled walls. Recessed down lighting. Extractor fan.

#### Annexe Hallway

Tiled flooring. Radiator. Recessed down lighting.

Access to the annexe living room, shower room and bedroom.

#### Annexe Living Room

Double glazed doors to the rear aspect and a small courtyard area. Radiator. Recessed down lighting. Wood effect flooring. Access to the kitchenette.

#### Annexe Kitchenette

Skylight. Fitted with an eye and base level unit with work surface over. Space for a free standing oven with extractor over, low level fridge and a washing machine. Partial tiling to splash back areas. Recessed down lighting. Stainless steel sink and drainer unit. Wood effect flooring.

#### Annexe Bedroom

Double glazed window. Radiator. Wood effect flooring.

#### Annexe Shower Room

Skylight. Fitted with a three piece suite to include a shower cubicle with electric shower, cabinet enclosed wash hand basin with mixer tap and a low level w/c. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Recessed down lighting.

#### To The Front

An area of frontage laid with block paving providing parking. Two front doors one leading to the annexe and the other to the main house.

#### To The Rear

A private garden laid with areas of patio, artificial grass and decking enclosed by a mixture of timber panel and trellis fencing. Sun awning. Outside lighting.

#### Outbuilding

Accessed via double doors from the garden. Power & lighting.





**Ground Floor**  
Approx. 112.8 sq. metres (1214.3 sq. feet)



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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