



**Bassil Road, Hemel Hempstead, HP2 4BB**  
**Asking price £375,000**

**Sears & Co**  
estate & letting agents

A well proportioned, two bedroom semi detached family home, situated in this popular position on Bassil Road, approximately 0.4 miles from Hemel Hempstead town centre.

The layout includes an entrance hallway, 14ft open plan living/dining room, modern kitchen, two double bedrooms and a refitted family bathroom with a three piece white suite.

Externally the property further benefits from permit parking, an area of front garden, and a substantial south facing private rear garden. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

### Front Door

### Entrance Hallway

Double glazed window. Radiator. Wood effect flooring. Recessed down lighting. Stairs rising to the first floor accommodation. Access to the living/dining room.

### Living/Dining Room

Two double glazed windows. Two radiators. Wood effect flooring. Recessed down lighting. Access to the kitchen.

### Kitchen

Double glazed window. Double glazed door leading to the rear garden. Fitted with a range of eye and base level units with work surfaces over. Integrated oven, microwave and gas hob with extractor fan over. Freestanding American style fridge freezer. Space for a free standing washing machine. One and a half bowl sink with drainer unit and mixer tap. Tiling to splash back areas. Wood effect flooring. Recessed down lighting. Radiator. Storage cupboard.

### First Floor Landing

Double glazed window. Radiator. Airing cupboard. Recessed down lighting. Access to the partially boarded loft. Access to the family bathroom and two bedrooms.

### Bedroom One

Two double glazed windows. Radiator. Recessed down lighting.

### Bedroom Two

Double glazed window. Radiator. Wood effect flooring. Recessed down lighting.

### Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower attachment over, cabinet enclosed wash hand basin and a low level w/c. Partially tiled walls. Wood effect flooring. Radiator. Recessed down lighting.

### To The Front

An area of front garden laid with lawn. Outside lights. Pathway to the front door. Gated side access.

### To The Rear

A private rear garden arranged with tiered areas of lawn. Enclosed predominately by timber panel fencing and part walled. Brick built store cupboard. Shed. Outside light. Outside tap. Gated side access.

### 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.

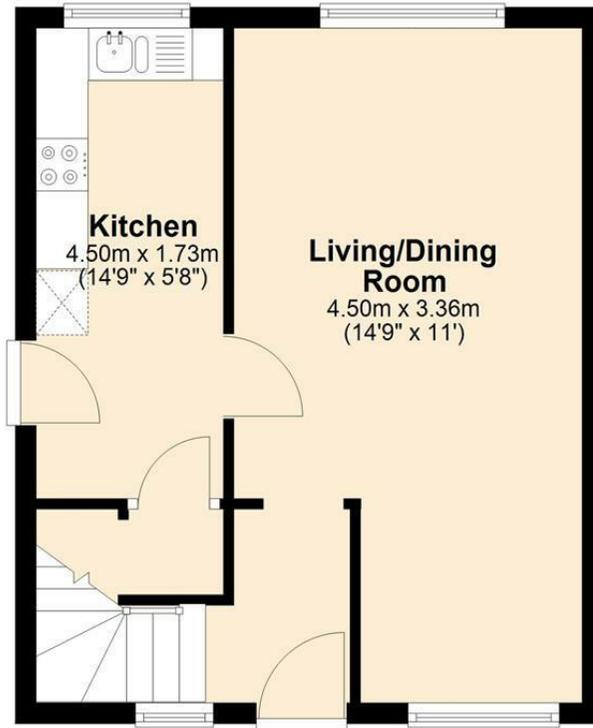


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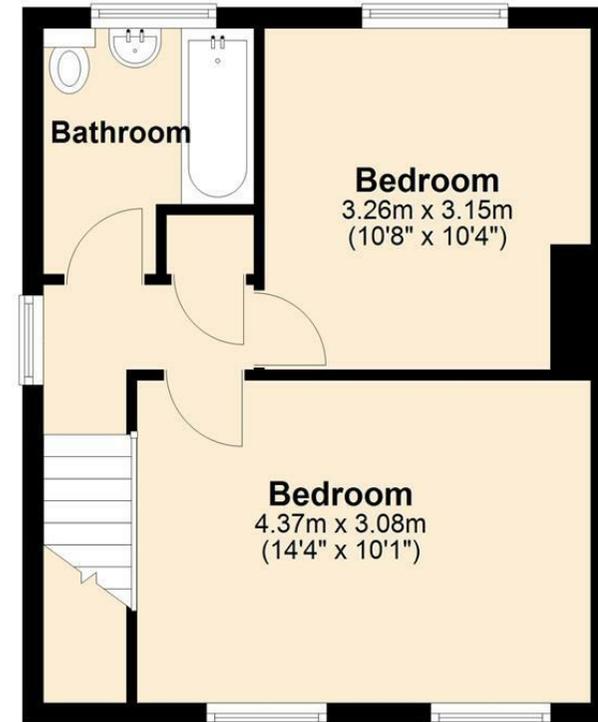
## Ground Floor

Approx. 33.6 sq. metres (361.2 sq. feet)



## First Floor

Approx. 34.0 sq. metres (365.9 sq. feet)



Total area: approx. 67.6 sq. metres (727.1 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](http://www.searsandco.co.uk)

**Sears & Co**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

