



Hillfield Road, Hemel Hempstead, HP2 4AB
Offers over £800,000

Sears & Co
estate & letting agents



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Sears & Co

** NO UPPER SALES CHAIN **

An imposing and well established detached residence with accommodation spanning in excess of 2000 sqft (including the garage) situated on a delightful and mature plot on Hillfield Road, with potential to extend/develop (subject to the necessary planning permissions) and conveniently located approximately 0.3 miles from Hemel Hempstead Town Centre.

The layout comprises an entrance porch, entrance hallway, living room, dining room, kitchen/breakfast room, garden room, study, three first floor bedrooms, family bathroom, w/c and a loft room located on the second floor.

Externally the property further benefits from an area of front garden, substantial driveway parking, garage and a well maintained private rear garden. Council tax band F. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Porch

Double glazed windows. Door to the entrance hallway.

Entrance Hallway

Under stair storage cupboard. Radiator. Stairs rising to the first floor accommodation. Access to the kitchen/breakfast room, office, dining room and living room.

Living Room

Double glazed window. Gas fireplace. Radiator. Double doors to the garden room.

Garden Room

Two double glazed windows. French doors to the rear garden. Courtesy door to the garage.

Dining Room

Double glazed window. Double glazed door to the rear garden. Radiator. Gas fireplace.

Kitchen/Breakfast Room

Two double glazed windows. Double glazed door to the side access. Fitted with a range of eye and base level units with work surfaces over. Integrated oven and gas hob with extractor over. Space for a freestanding washing machine. Stainless steel sink with drainer unit and mixer tap. Radiator.

Study

Double glazed window. Feature fireplace. Built in storage cupboards. Radiator.

First Floor Landing

Radiator. Stairs rising to the second floor accommodation. Access to the family bathroom, w/c and three bedrooms.

Bedroom One

Two double glazed windows. Radiator. Built in wardrobes. Gas fireplace.

Bedroom Two

Two double glazed windows. Radiator. Built in wardrobes. Gas fireplace.

Bedroom Three

Double glazed window. Radiator. Built in wardrobes. Fireplace.

Family Bathroom

Double glazed window. Fitted with a panel enclosed bath with shower attachment and a pedestal wash hand basin. Radiator. Airing cupboard.

W/C

Window. Fitted with a low level w/c. Radiator.

Second Floor Landing

Access to the eaves storage and bedroom four/loft room.

Loft Room

Double glazed window. Built in storage cupboard.

To The Front

An area of block paving providing driveway parking. An area of front garden laid with lawn. Hedging. Side access. Access to the garage.

To The Rear

A private garden arranged with areas of patio and lawn. Planted beds, hedging and mature trees. Side access.

Garage

Accessed via double doors to the front and a courtesy door from the garden room. Two windows.

Buyer Notice

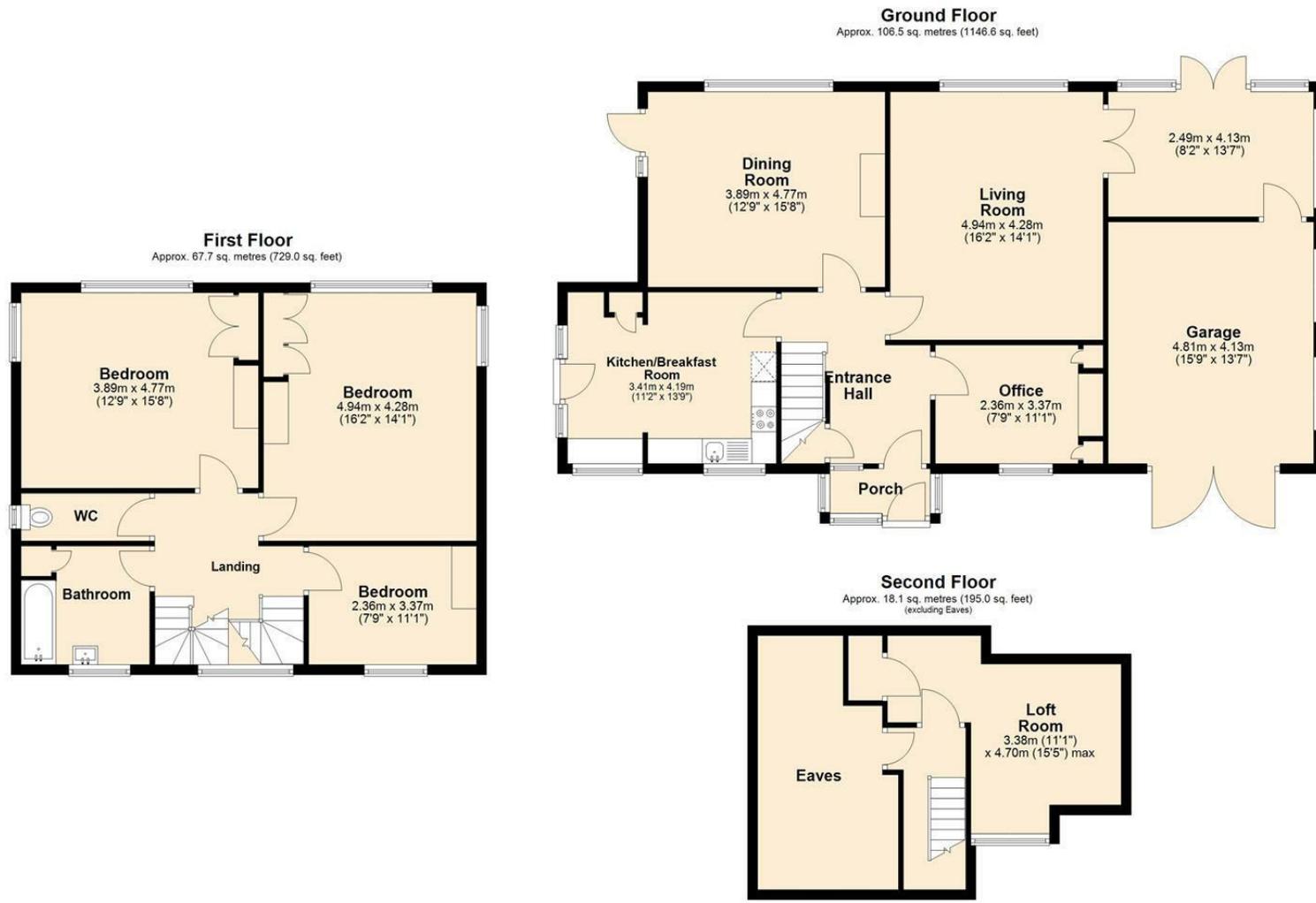
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Total area: approx. 192.4 sq. metres (2070.6 sq. feet)

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
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Sears & Co

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	77 C
39-54	E		
21-38	F		
1-20	G		