



**George Street, Old Town, HP2 5HJ**  
**Asking price £625,000**

**Sears & Co**  
estate & letting agents





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**Sears & Co**

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

A UNIQUE opportunity to purchase this IMMACULATE, four bedroom, detached family home arranged over split levels situated on George Street in the EXCLUSIVE Old Town of Hemel Hempstead. Accommodation includes an entrance hallway, IMPRESSIVE living room with feature oval window, downstairs w/c, dining room, HIGH SPEC kitchen with appliances, MASTER BEDROOM with walk in wardrobe and EN SUITE shower room, three additional well proportioned bedrooms and a LUXURIOUSLY appointed family bathroom with five piece suite. Externally the property further boasts a private garden and GARAGE. Contact SOLE appointed selling agents Sears & Co to arrange a viewing on 01442 254100. Council tax band F.

#### **Double Glazed Front Door**

#### **Entrance Hallway**

Two double glazed windows. Engineered oak wood flooring. Feature wall mounted radiator. Alarm control panel. Recessed down lighting. Stairs leading down to the living room. Stairs leading up to first floor accommodation. Access to the dining room and kitchen.

#### **Living Room**

Feature oval alcove with three double glazed windows to include fitted window coverings. Two additional double glazed windows with fitted window coverings. Two feature wall mounted radiators. Electric fire. Recessed down lighting. Access to the downstairs w/c.

#### **Downstairs W/C**

Fitted with a low level w/c and cabinet enclosed

wash hand basin. Laminate wood effect flooring. Tiling to splash back areas. Recessed down lighting. Extractor fan. Feature radiator.

#### **Dining Room**

Double glazed doors leading to the garden. Engineered oak wood flooring. Radiator. Built in display cabinets.

#### **Kitchen**

Double glazed door leading to the garden. Two double glazed windows. Fitted with a range of eye and base level units with quartz work surfaces over also forming up stands. Island with storage solutions underneath and quartz work surfaces over. Inset one and a half bowl sink unit with mixer tap. Free standing range oven with fitted extractor over. Integrated 'Miele' microwave/steam oven, integrated fridge and two drawer freezer, dishwasher and washer dryer. Radiator. Wood effect flooring. Glass window sills and splash back.

#### **Partial Landing**

Double glazed window. Access to the master bedroom. Further steps to the main landing.

#### **Master Bedroom**

Feature oval alcove with three double glazed windows to include fitted window coverings. Double glazed window. Radiator. Walk in wardrobe. Fitted drawers.

#### **En Suite Shower Room**

Double glazed window. Fitted with a three piece suite to include a 'Matki' shower enclosure, low level w/c and wall mounted wash hand basin with drawers. Wood effect flooring. Tiled walls. Chrome heated towel rail. Recessed down lighting. Extractor fan.

#### **Landing**

Double glazed window. Radiator. Access to bedrooms three & four and family bathroom. Stairs leading up to bedroom Two.

#### **Bedroom Three**

Double glazed window. Radiator. Recessed down lighting. Fitted wardrobes.

#### **Bedroom Four**

Double glazed window. Radiator. Access to the loft.

#### **Family Bathroom**

Double glazed window. Fitted with a five piece suite to include a shaped bath, 'Matki' shower enclosure, bidet, low level w/c and wash hand basin with drawers. Wood effect flooring. Partially tiled walls. Heated towel rail. Recessed down lighting. Extractor fan.

#### **Landing**

Velux window. Access to bedroom Two.

#### **Bedroom Two**

Double glazed window. Fitted wardrobes. Eaves storage. Radiator.

#### **Externally**

Gated access to the front and side of the property. Private enclosed rear garden arranged with areas of patio and an artificial lawn. Mature shrubs. External tap. External lighting. Sun awning. Courtesy door leading to the garage.

#### **Garage**

Accessed via a courtesy door from the rear garden and an electric roller garage door. Double glazed window. Power & lighting.





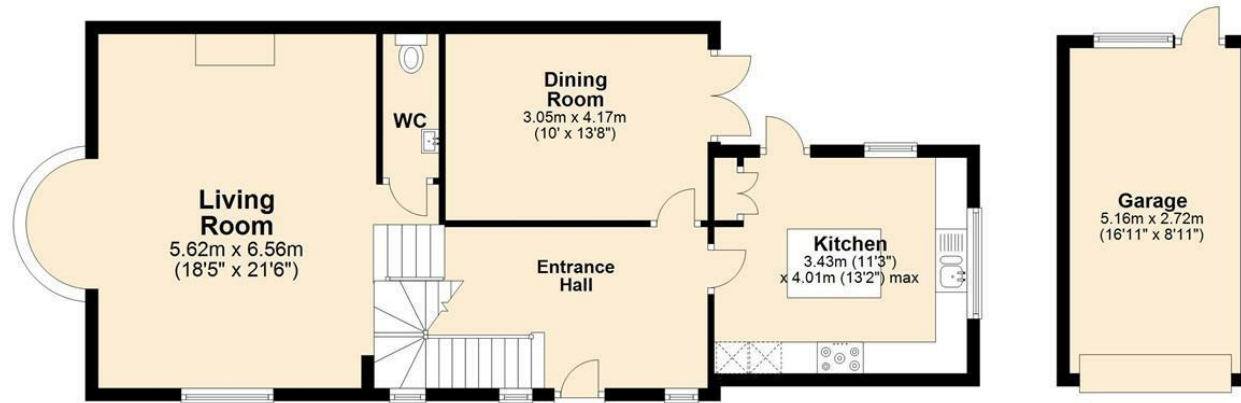






## Ground Floor

Approx. 83.5 sq. metres (899.3 sq. feet)



## First Floor

Approx. 70.1 sq. metres (754.6 sq. feet)



## Second Floor

Approx. 21.0 sq. metres (225.8 sq. feet)



Total area: approx. 174.6 sq. metres (1879.7 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.  
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.

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Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF  
call: 01442 254 100

