



**Commons Lane, Hemel Hempstead, HP2 5EY**  
**Asking price £450,000**

**Sears & Co**  
estate & letting agents



A well proportioned and superbly presented four bedroom family home with accommodation spanning just under 1200 SQFT, situated in this popular position on Commons Lane, HP2.

Accommodation includes an entrance hallway, living room, open plan kitchen/dining room, well appointed conservatory, utility/store area, four first floor bedrooms and a modern family bathroom.

Externally the property further benefits from an area of frontage laid with block paving and a delightful south facing private rear garden. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

### Front Door

#### Entrance Hallway

Tile effect flooring. Vertical radiator. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access to the utility/store area, kitchen and living room.

#### Living Room

Double glazed window. Radiator. Wood effect flooring.

#### Kitchen/Dining Room

Double glazed window. Fitted with a range of eye and base level units with work surfaces over also forming upstands, splash back and breakfast bar. Integrated oven. Integrated gas hob with extractor over. Space for a freestanding dishwasher. Ceramic one and a half bowl sink with drainer unit and mixer tap. Space for a freestanding fridge and freezer. Vertical radiator. Recessed down lighting. Open plan to the conservatory.

#### Consevatory

Double glazed doors to the rear garden. Double glazed windows. Tile effect flooring.

#### Utility/Storage Area

Double glazed door to the front aspect. Double glazed door to the rear aspect. Recessed down lighting. Space for a

freestanding washing machine and tumble dryer. Work surface with base level unit.

#### First Floor Landing

Airing cupboard. Access to the loft. Access to the family bathroom and four bedrooms.

#### Bedroom

Double glazed window. Storage cupboard. Radiator. Wood effect flooring.

#### Bedroom

Double glazed window. Radiator. Wood effect flooring.

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Double glazed window. Radiator. Wood effect flooring.

#### Bedroom

Double glazed window. Wood effect flooring.

#### Family Bathroom

Two double glazed windows. Fitted with a three piece suite to include a panel enclosed 'P' shaped bath with 'Aqualisa' shower over, cabinet enclosed wash hand basin and an enclosed cistern w/c. Partially tiled walls. Tile effect flooring. Chrome heated towel rail. Recessed down lighting. Extractor fan.

#### To The Front

An area of frontage laid with block paving. Access to the front door. Access to the utility/store room.

#### To The Rear

A private garden arranged with areas of patio, lawn and wood chippings. Enclosed predominantly by timber panel fencing and part walled. Outside lights.

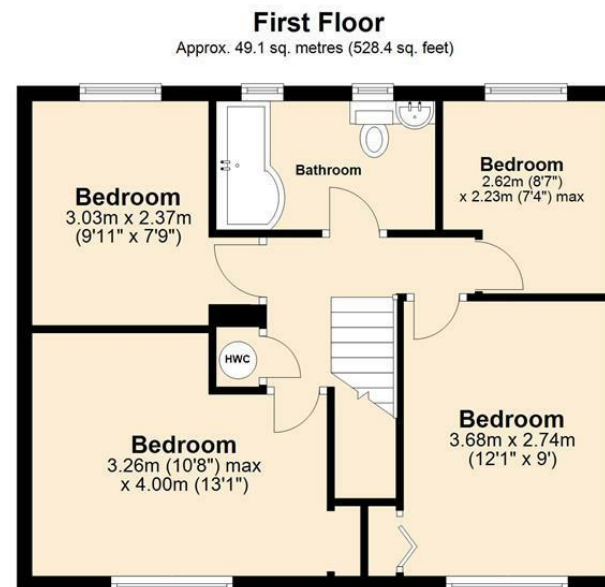
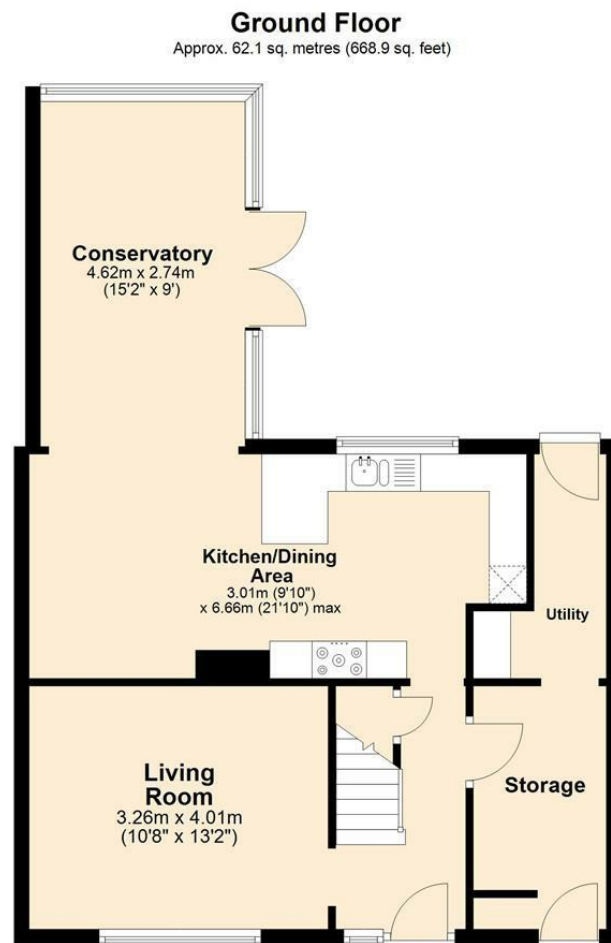
#### Buyers Information

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.



# Sears & Co

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Total area: approx. 111.2 sq. metres (1197.3 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		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



