



**Hillfield Road, Hemel Hempstead, HP2 4AB**  
**Asking price £700,000**

**Sears & Co**  
estate & letting agents



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**Sears & Co**

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

An attractive and well presented four bedroom, two bathroom, detached family home situated in this exclusive position close to the centre of Hemel Hempstead on Hillfield Road, HP2, with accommodation spanning in excess of 1500sqft.

The layout comprises an entrance hallway, living room, well appointed kitchen, family/dining room, office, w/c, principal bedroom with en suite, three further bedrooms and a family bathroom.

Externally the property further benefits from a substantial area of frontage providing driveway parking, garage and a mature south facing rear garden. Council tax band F. Contact sole appointed selling agents Sears & Co to arrange a viewing.

#### **Front Door**

#### **Entrance Hallway**

Radiator. Wood effect flooring. Storage cupboard. Stairs rising to the first floor accommodation. Access to the office, w/c, kitchen, family/dining room and living room.

#### **Living Room**

Double glazed doors leading to the rear garden. Two radiators. Electric fireplace. Recessed down lighting.

#### **Family/Dining Room**

Double glazed window. Radiator.

#### **Kitchen**

Double glazed window. Double glazed door leading to the side aspect. Fitted with a range of

eye and base level units with work surfaces over. Integrated gas hob with extractor over.

Integrated 'Neff' oven and grill. Space for a freestanding dishwasher, fridge freezer, washing machine and tumble dryer. Stainless steel one and a half bowl sink with double drainer unit and mixer tap. Plinth heater. Tiling to splash back areas. Wood effect flooring.

#### **Office**

Double glazed window. Radiator. Storage cupboard.

#### **W/C**

Double glazed window. Fitted with a cabinet enclosed wash hand basin and low level w/c. Radiator. Tiling to splash back area. Wood effect flooring.

#### **First Floor Landing**

Double glazed window. Radiator. Airing cupboard. Access to the loft. Access to the family bathroom and all bedrooms.

#### **Principal Bedroom**

Double glazed window. Radiator. Built in wardrobes with sliding mirrored doors. Access to the en suite.

#### **En Suite**

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower attachment over, pedestal wash hand basin and low level w/c. Partially tiled walls. Extractor fan. Radiator.

#### **Bedroom**

Double glazed window. Radiator. Storage cupboard.

#### **Bedroom**

Double glazed window. Radiator.

#### **Bedroom**

Double glazed window. Radiator.

#### **Family Bathroom**

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

#### **To The Front**

An area of block paving providing driveway parking. Area of loose stones. Planted borders. Hedging. Outside light. Access to the garage. Gated side access.

#### **To The Rear**

A private garden arranged with areas of patio, lawn and loose stones. Planted borders. Enclosed by timber panel fencing and part walled. Outside light. Outside tap. Gated side access. Courtesy door to the garage.

#### **Garage**

Accessed via an 'up and over' door to the front and a courtesy door from the rear garden. Power and lighting.

#### **Buyers Information**

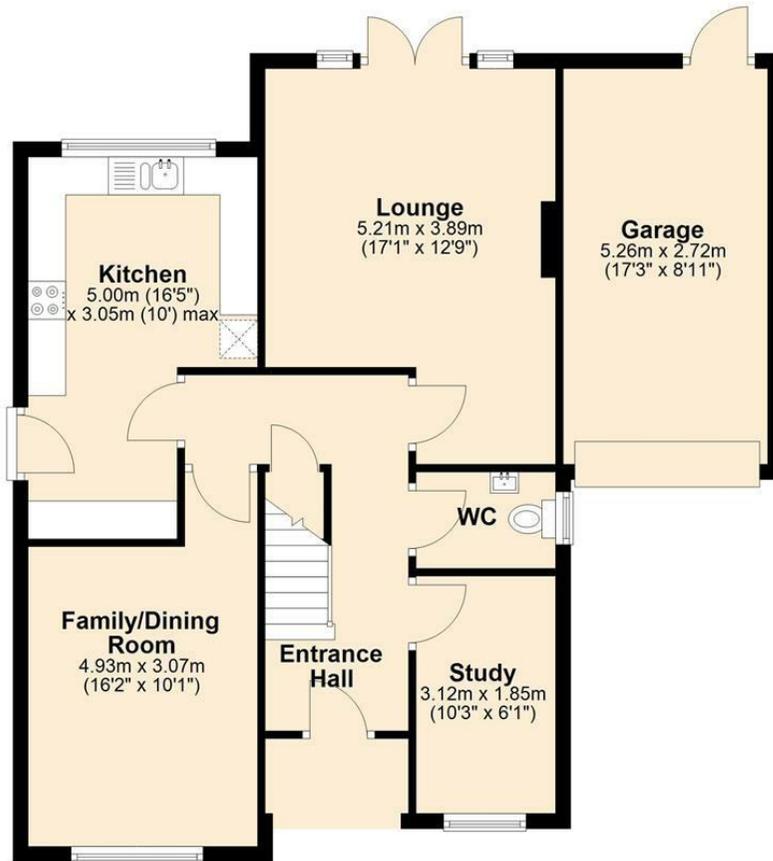
To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.





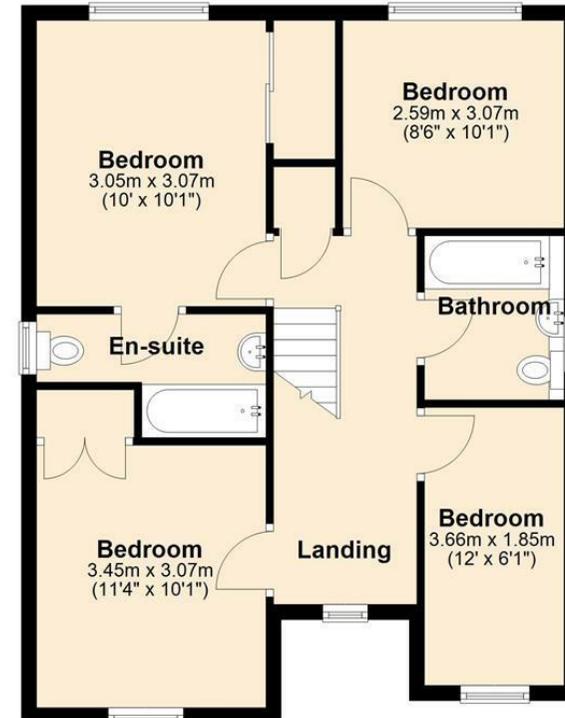
### Ground Floor

Approx. 84.4 sq. metres (908.8 sq. feet)



### First Floor

Approx. 57.8 sq. metres (621.8 sq. feet)



Total area: approx. 142.2 sq. metres (1530.6 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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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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**Sears & Co**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		