



**Primrose Close, Hemel Hempstead, HP1 2DL**  
**Asking price £650,000**

**Sears & Co**  
estate & letting agents

A modern, attractive and superbly presented four bedroom detached family home, situated in this desirable 'cul de sac' position on Primrose Close, Chaulden Vale, HP1, with accommodation spanning in excess of 1100 sqft. Located approximately 1.1 miles from Hemel Hempstead train station.

The layout comprises an entrance hallway, well appointed living room, open plan 18ft kitchen/dining room, useful utility area, w/c, family room/office, principal bedroom with en suite, three further bedrooms and a refitted shower room.

Externally the property further boasts driveway parking and a delightfully landscaped private rear garden. Council tax band F. Contact sole appointed selling agents Sears & Co to arrange a viewing.



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#### **Front Door**

#### **Entrance Hallway**

Wood effect flooring. Stairs rising to the first floor accommodation. Access to the family room/office and living room.

#### **Living Room**

Double glazed box window. Radiator. Wood effect flooring. Fireplace. Open plan to the kitchen/dining room.

#### **Kitchen/Dining Room**

Double glazed window. Double glazed doors leading to the rear garden. Fitted with a range of eye and base level units with quartz work surfaces over also forming upstands and drainer groves. Integrated oven with hob and extractor

over. Space for a freestanding american style fridge freezer. One and a half bowl sink with mixer tap. Radiator. Wood effect flooring in the dining area. Tiled flooring in the kitchen area. Recessed down lighting. Open plan to the utility area.

#### **Utility Area**

Double glazed window. Double glazed door leading to the rear garden. Fitted with a range of eye level units. Quartz work surface also forming upstands. Space for a freestanding washing machine, tumble dryer and dishwasher. Tiled flooring. Recessed down lighting. Access to the w/c.

#### **W/C**

Double glazed window. Fitted with a pedestal wash hand basin and a low level w/c. Tiling to splash back area. Tiled flooring. Radiator.

#### **Family Room/Office**

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

#### **First Floor Landing**

Airing cupboard. Access to the loft. Access to the shower room and all bedrooms.

#### **Principal Bedroom**

Two double glazed windows. Radiator. Wood flooring. Built in wardrobe. Storage cupboard. Access to the en suite shower room.

#### **En Suite**

Double glazed window. Fitted with a three piece suite to include a shower enclosure with 'Aqualisa' shower, pedestal wash hand basin and a low level w/c. Partially tiled walls. Tiled flooring. Chrome heated towel rail.

#### **Bedroom Two**

Double glazed window. Radiator. Built in storage.

#### **Bedroom Three**

Double glazed window. Radiator.

#### **Bedroom Four**

Double glazed window. Radiator.

#### **Shower Room**

Double glazed opaque window. Fitted with a three piece suite to include a shower enclosure with 'Aqualisa' shower, cabinet enclosed wash hand basin and a low level w/c. Tiled window sill. Tiled flooring. Chrome heated towel rail. Recessed down lighting.

#### **To The Front**

An area of hardstanding providing driveway parking. An area of front garden laid with lawn. Hedging. Outside light. Gated side access.

#### **To The Rear**

A private garden arranged with areas of patio and lawn. Planted borders. Enclosed by timber panel fencing. Outside tap. Outside light. Gated side access.







**Total area: approx. 105.2 sq. metres (1132.7 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.□

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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             | 67 D    | 74 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |