



Chequers End, Gaddesden Row, HP2 6HH
Asking price £475,000

Sears & Co
estate & letting agents

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

A rarely available three bedroom end of terrace property with accommodation spanning in excess of 1100sqft, situated in this semi rural position on Chequers End, Gaddesden Row, HP2, with stunning countryside views to the front and back.

The layout comprises a 26ft open plan living/dining room, well appointed kitchen, conservatory, w/c, three first floor bedrooms and a refitted family bathroom with white suite.

Externally the property further benefits from a garage in a nearby block and a delightful landscaped communal rear garden. Council tax band E. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Living Area

Double glazed window. Radiator. Wood flooring. Stairs rising to the first floor accommodation. Open plan to the dining area.

Dining Area

Double glazed window. Radiator. Wood flooring. Access into the w/c and kitchen.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Integrated oven. Electric hob with extractor over. Space for a freestanding fridge freezer, dishwasher and washing machine. Stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Tiled flooring. Radiator. Access to the conservatory.

Conservatory

Part brick part double glazed construction. Doors leading to the communal garden. Electric heater. Store cupboard housing the oil powered boiler.

W/C

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

First Floor Landing

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

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator. Storage cupboard.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with glass screen and 'Aqualisa' shower over, cabinet enclosed wash hand basin and a low level w/c. Tiled flooring. Tiled walls. Chrome heated towel rail.

Externally

The property further benefits from a landscaped communal garden with views to the rear and a garage located in a nearby block.

Service Charge

The owners have advised the property is subject to service charges in the region of £50 per month, this includes gardening, window cleaning and draining of the septic tank. This information should be verified by a solicitor prior to exchange of contracts.

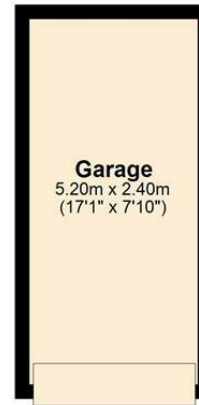
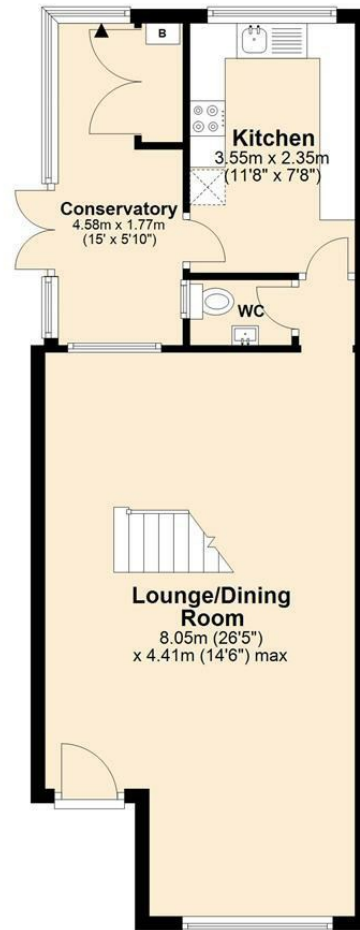


Sears & Co

www.searsandco.co.uk call: 01442 254 100

Ground Floor

Approx. 64.9 sq. metres (698.8 sq. feet)



First Floor

Approx. 45.7 sq. metres (491.6 sq. feet)



Total area: approx. 110.6 sq. metres (1190.4 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. □

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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 100 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 48 E | |
| 21-38 | F | | |
| 1-20 | G | | |

