



Fletcher Way, Hemel Hempstead, HP2 5SA
Asking price £260,000

Sears & Co
estate & letting agents

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

A rarely available and well proportioned three bedroom duplex maisonette, situated in this popular position on Fletcher Way, HP2.

Accommodation includes an entrance hallway, living room, 19ft open plan kitchen/dining room, downstairs w/c, three first floor bedrooms and a refitted family bathroom with a three piece white suite.

Externally the property further benefits from an area of front garden and a private rear garden. Council tax band B. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Radiator. Wood flooring. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access to the w/c, kitchen/dining room and living room.

Living Room

Double glazed window. Radiator. Wood effect flooring. Gas fireplace.

Kitchen/Dining Room

Double glazed window. Double glazed door leading to the rear garden. Fitted with a range of eye and base level units with quartz work surfaces over. Integrated oven, hob with extractor over, microwave, washing machine and tumble dryer. Space for a freestanding dishwasher and fridge freezer. One and a half bowl stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Tile effect flooring. Radiator. Recessed down lighting.

W/C

Fitted with a low level w/c. Tile effect flooring.

First Floor Landing

Storage cupboard. Access to the family bathroom and three bedrooms.

Bedroom

Double glazed window. Radiator. Storage cupboard.

Bedroom

Double glazed window. Built in wardrobe. Wood effect flooring.

Bedroom

Double glazed window. Radiator. Wood flooring.

Family Bathroom

Two double glazed windows. Fitted with a three piece suite to include a 'P shaped' panel enclosed bath with shower over and glass screen, cabinet enclosed wash hand basin and a low level w/c. Tiled walls. Tile effect flooring. Chrome heated towel rail.

To The Front

An area of front garden laid with lawn. Outside light.

To The Rear

A private garden arranged with areas of patio, lawn and loose stones. Enclosed predominantly by timber panel fencing. Mature trees. Outside tap. Outside light. Brick built store cupboard.

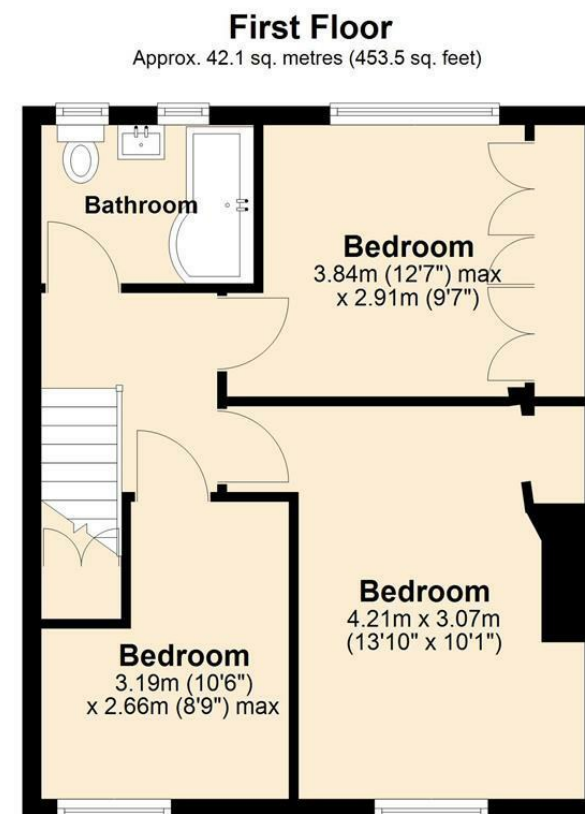
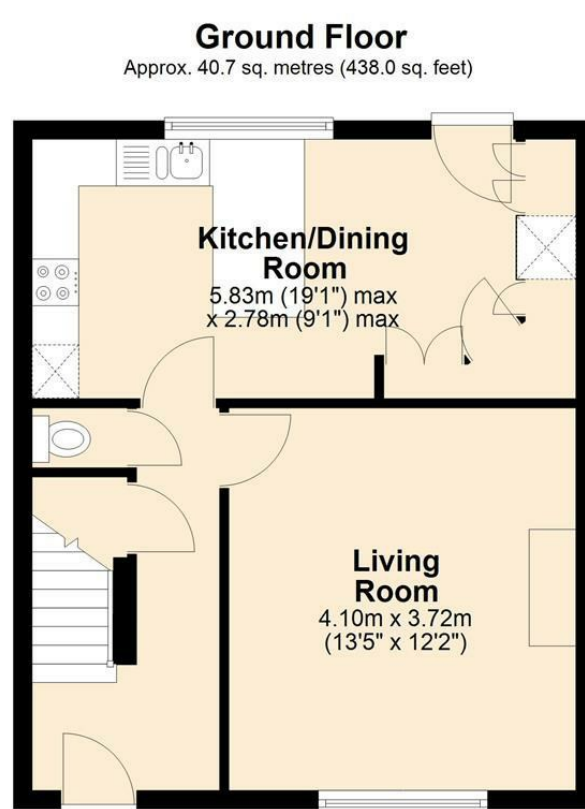
Lease & Charges

The sellers have also advised that there is approximately 100 years remaining on the leasehold. We have been advised the service charge for 01/10/2025 to 31/03/2026 will be £157.48 and that the ground rent & insurance for the previous year was £214.92 This information should be verified by a solicitor prior to exchange of contracts.



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Total area: approx. 82.8 sq. metres (891.5 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		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

