



**Fennycroft Road, Hemel Hempstead, HP1 3NP**  
**Asking price £400,000**

**Sears & Co**  
estate & letting agents

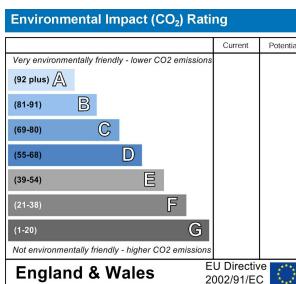
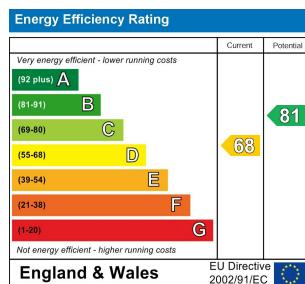
\*\*NO UPPER SALES CHAIN\*\*

An extended and well presented three bedroom terraced family home, situated in this popular position on Fennycroft Road, Gadebridge, HP1, with accommodation spanning in excess of 1000 sqft.

The layout comprises an entrance hallway, living area, dining area, kitchen, two double bedrooms, refitted family bathroom and a third bedroom located on the second floor.

Externally the property further benefits from an area of frontage providing driveway parking and a low maintenance private rear garden benefitting from a summer house.

Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

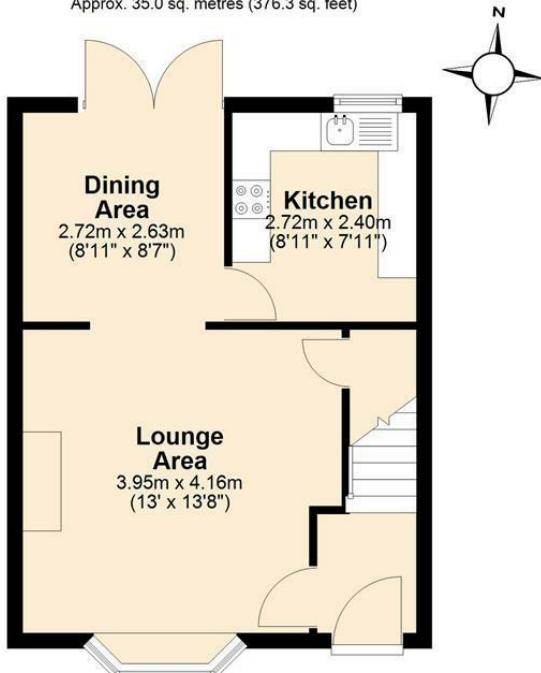


**Sears & Co**

[www.searsandco.co.uk](http://www.searsandco.co.uk) call: 01442 254 100

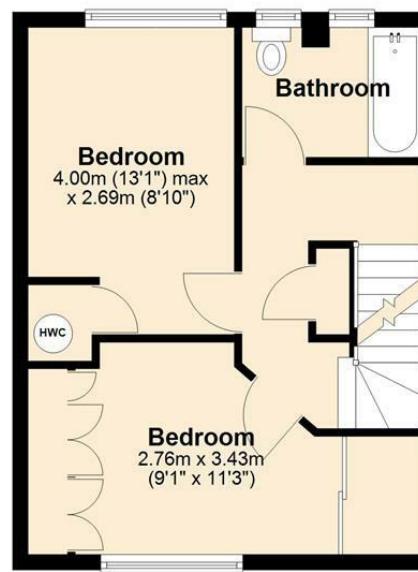
### Ground Floor

Approx. 35.0 sq. metres (376.3 sq. feet)



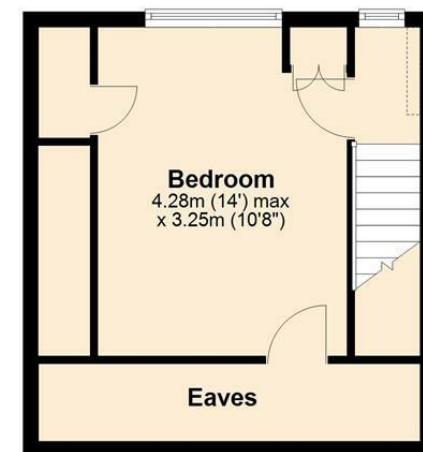
### First Floor

Approx. 35.2 sq. metres (378.5 sq. feet)



### Second Floor

Approx. 26.8 sq. metres (288.2 sq. feet)



Total area: approx. 96.9 sq. metres (1043.0 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.

[www.searsandco.co.uk](http://www.searsandco.co.uk)

**Sears & Co**

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF  
call: 01442 254 100

