



**Berkeley Square, Hemel Hempstead, HP2 7QS**  
**Asking price £500,000**

**Sears & Co**  
estate & letting agents



An extended and well presented three bedroom semi detached property situated on Berkeley Square, Woodhall Farm, HP2 with accommodation measuring in excess of 1100 SQFT. The layout currently comprises an entrance porch, spacious living room, impressive 15FT kitchen/breakfast room, dining room with bar area, luxuriously appointed downstairs shower room, three well proportioned first floor bedrooms and a refitted family bathroom. Externally the property has the added benefit of driveway parking with electric car charging point and a private rear garden. Contact sole appointed selling agents Sears & Co to arrange a viewing. Council tax band D.

### Front Door

### Entrance Porch

Double glazed window. Wood effect flooring. Radiator. Door to the living room.

### Living Room

Double glazed window. Radiator. Wood effect flooring. Stairs to the first floor accommodation. Ceiling speakers. Access to the kitchen.

### Kitchen/Breakfast Room

Double doors to the garden and a single door to the garden. Double glazed window. Two 'Velux' windows. Refitted with a range of eye and base level units with stone work surfaces over also forming a breakfast bar. Free standing range oven. Space for an American style fridge freezer and space for a free standing washing machine. Radiator. Tiled flooring. Tiling to splash back areas. One and a half bowl inset sink unit with mixer tap. Recessed down lighting. Ceiling speakers. Access to the dining room and downstairs shower room.

### Dining Room

Double glazed window. Fitted with 'bar' style storage and

shelving. Radiator. Wood effect flooring. Recessed down lighting.

### Downstairs Shower Room

Double glazed window. 'Velux' window. Fitted with a three piece suite to include a shower area, cabinet enclosed wash hand basin with mixer tap and low level w/c. Tiled walls. Recessed down lighting. Tiled flooring.

### First Floor Landing

Airing cupboard. Access to all rooms.

### Bedroom

Two double glazed windows. Fitted wardrobes. Radiator. Wood effect flooring. Recessed down lighting.

### Bedroom

Double glazed window. Radiator. Fitted wardrobe.

### Bedroom

Two double glazed windows. Wood effect flooring. Radiator. Fitted wardrobe.

### Family Bathroom

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

### To The Front

An area of frontage laid with hard standing providing driveway parking. Electric car charging point. Small area of front lawn/wood chippings. Outside light.

### To The Rear

A private garden arranged with an area of block paved patio and further area of lawn. the garden is enclosed by a mixture of timber panel fencing, trellis and part walled. Gated side access. Outside tap. Outside power point. Garden shed.



**Sears & Co**

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

## Ground Floor

Approx. 60.7 sq. metres (653.0 sq. feet)



## First Floor

Approx. 44.9 sq. metres (483.8 sq. feet)



**Total area: approx. 105.6 sq. metres (1136.9 sq. feet)**

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



