



**Betjeman Way, Gadebridge Park, HP1 3HJ**  
**Asking price £500,000**

**Sears & Co**  
estate & letting agents

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

A well presented, RARELY AVAILABLE, three bedroom detached property situated in an exclusive position on BETJEMAN WAY overlooking a green. Accommodation includes an entrance hallway, downstairs w/c, living room, IMPRESSIVE kitchen/dining room, conservatory, principal bedroom with EN SUITE, two further bedrooms and a refitted shower room. Externally the property further benefits from DRIVEWAY PARKING a garage and a private rear garden. Contact SOLE appointed selling agents Sears & Co to arrange your viewing.

### **Double Glazed Front Door**

### **Entrance Hallway**

Double glazed window. Radiator. Wood effect flooring. Stairs to the first floor accommodation. Access to the W/C & living room.

### **Downstairs W/C**

Double glazed window. Fitted with a low level w/c and wall mounted wash hand basin. Radiator. Tiling to splash back areas. Linoleum flooring.

### **Living Room**

Double glazed window. Two radiators. Fire place with electric fire. Under stairs storage cupboard. Access to the kitchen/dining room.

### **Kitchen/Dining Room**

Double glazed window. Double glazed sliding door to the conservatory. Fitted with a range of eye and base level units with work surfaces over also forming up stands. Built in oven with gas hob and extractor fan over. Space for a washing machine, dishwasher and free standing fridge freezer. Stainless steel sink and drainer unit with mixer tap. Radiator. Wood effect flooring. Recessed down lighting.

### **Conservatory**

Part brick part UPVC construction. Double glazed doors to the garden. Additional courtesy door to the side access.

### **First Floor Landing**

Double glazed window. Airing cupboard. Access to all rooms.

### **Principal Bedroom**

Double glazed window. Radiator. Built in wardrobe. Access to the en suite shower room.

### **En Suite Shower Room**

Double glazed window. Fitted with a three piece suite to include a shower cubicle with 'Aqualisa' shower, pedestal wash hand basin and low level w/c. Tiling to splash back areas. Shaver point. Extractor fan. Linoleum flooring.

### **Bedroom Two**

Double glazed window. Radiator. Built in wardrobe.

### **Bedroom Three**

Double glazed window.

### **Family Shower Room**

Double glazed window. Fitted with a three piece suite to include a 'quadrant' shower enclosure with 'Aqualisa' push button shower, low level w/c and wall mounted wash hand basin with storage. Chrome heated towel rail. Tiled walls. Shaver point. Extractor fan.

### **To The Front**

An area of tarmac frontage providing driveway parking and leading to the garage. Additional area of frontage laid with lawn/planting. Pathway to the front door.

### **Garage**

Accessed via an up and over door to the front and a courtesy door from the garden.

### **To The Rear**

A private garden laid with an area of patio, further areas of planting including a number of fruit trees. Gated side access. Enclosed primarily by timber panel fencing and part walled. Shed. Greenhouse.

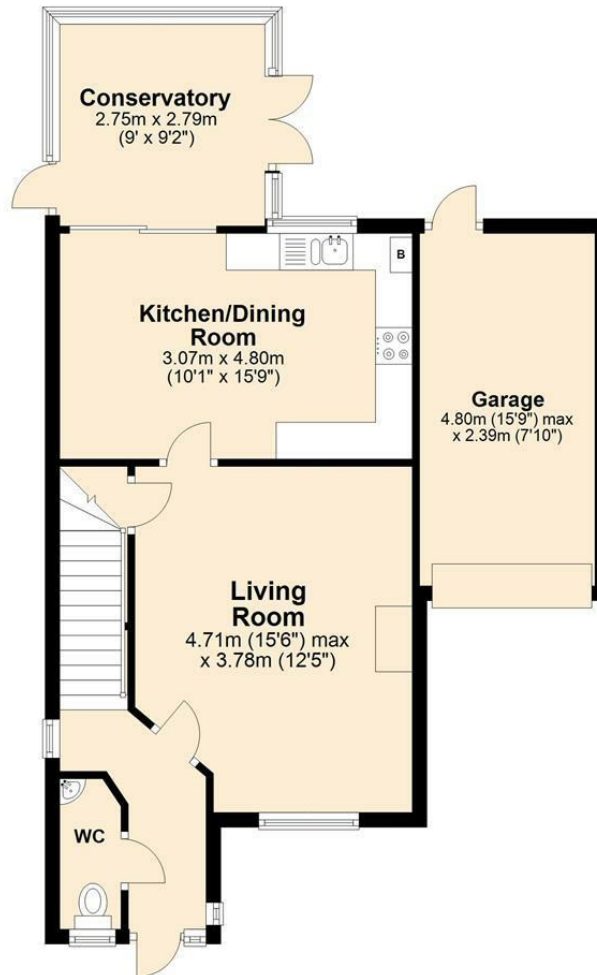


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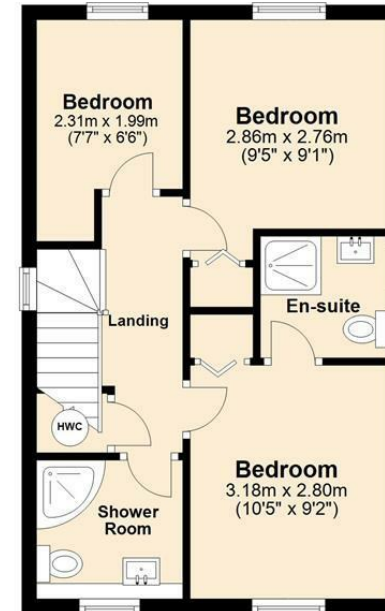
### Ground Floor

Approx. 60.9 sq. metres (655.7 sq. feet)



### First Floor

Approx. 38.4 sq. metres (413.3 sq. feet)



Total area: approx. 99.3 sq. metres (1069.0 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.

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**Sears & Co**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

