



Athelstan Road, Hemel Hempstead, HP3 9QE
Asking price £625,000

Sears & Co
estate & letting agents

A HANDSOME, extended character property situated in this popular position on Athelstan Road in HP3 offering potential for further extension or DEVELOPMENT subject to the necessary permissions. Accommodation includes an entrance hallway, living room, BAY FRONTED dining room, kitchen, utility cupboard, three first floor DOUBLE bedrooms and a family bathroom with four piece suite. Externally the property further benefits from DRIVEWAY PARKING a garage and a substantial, private rear garden.

Wooden Glazed Front Door

Entrance Hallway

Radiator. Wood effect flooring. Store cupboard with glazed window. Additional store cupboard. Stairs rising to first floor accommodation. Access to the kitchen, living room & dining room.

Dining Room

Double glazed bow window. Radiator. Wood effect flooring.

Living Room

Double glazed sliding doors to the rear aspect. Two radiators. Feature fire place with log burner.

Kitchen/Breakfast Room

Double glazed window. Double glazed door leading to the garden. Fitted with a range of eye and base level units with work surfaces over. Stainless steel sink and drainer unit with mixer tap. Free standing oven. Integrated low level fridge. Tiled flooring. Tiling to splash back areas. Recessed down lighting. Radiator. Access to the utility area. Courtesy door to the garage.

Utility Area

Space for a free standing washing machine. Tiled flooring.

First Floor Landing

Double glazed window. Access to the loft. Access to the bedrooms & bathroom.

Bedroom

Double glazed window. Radiator. Recessed down lighting.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator. Built in wardrobe.

Family Bathroom

Two double glazed windows. Fitted with a four piece suite to include a corner style 'spa' bath, quadrant shower enclosure with 'Aqualisa' shower, cabinet enclosed wash hand basin and a low level w/c. Radiator. Chrome heated towel rail. Tiled floor. Partially tiled walls. Recessed down lighting. Extractor fan.

To The Front

An area of frontage laid with block paving providing driveway parking partly enclosed by brick walls. Access to the garage & front door.

Garage

Accessed via a garage door to the front and a courtesy door from the kitchen/breakfast room. Double glazed stable door leading to the garden. Power & lighting.

To The Rear

A substantial, private garden laid with various sections of patio, lawn and some mature planting. Enclosed by a mixture of timber panel fencing, hedging and walls. Stable door to the garage. Outside tap.

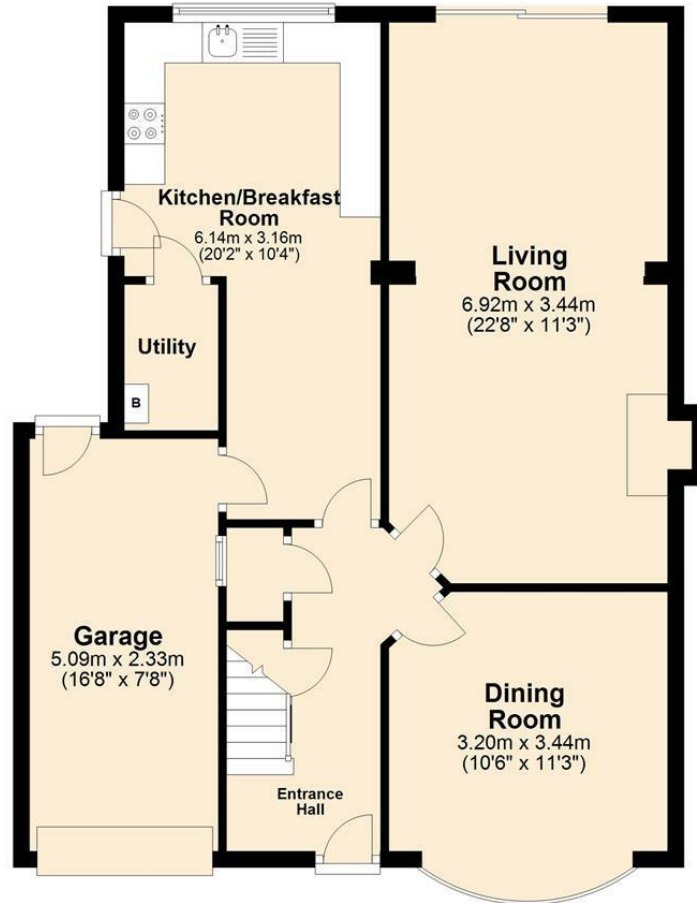


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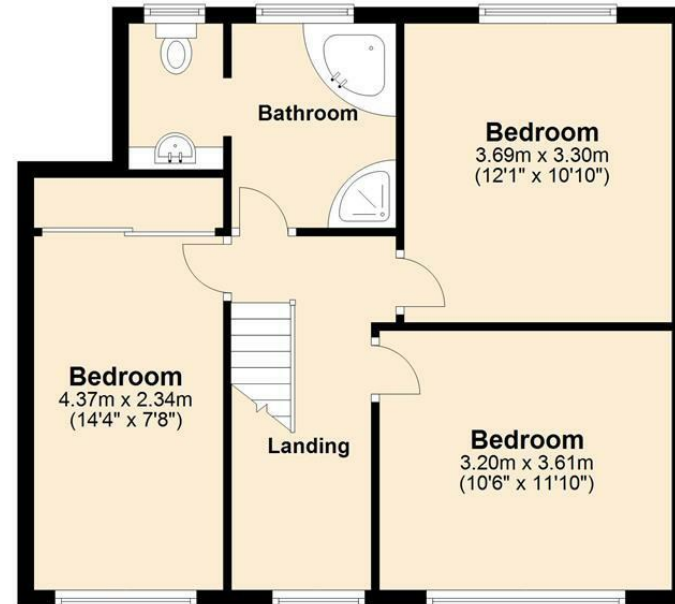
Ground Floor

Approx. 74.8 sq. metres (805.1 sq. feet)



First Floor

Approx. 52.8 sq. metres (568.1 sq. feet)



Total area: approx. 127.6 sq. metres (1373.2 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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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		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

