



**Vauxhall Road, Hemel Hempstead, HP2 4HR**  
**Asking price £450,000**

**Sears & Co**  
estate & letting agents

AN EXTENDED and superbly presented four bedroom family home with accommodation spanning in excess of 1200 SQFT located on Vauxhall Road in the Adeyfield area of Hemel Hempstead.

Accommodation includes an entrance area, IMPRESSIVE 20 SQFT living/dining room, MODERN kitchen, family room, UTILITY ROOM, principal bedroom with EN-SUITE, three further first floor bedrooms and a REFITTED family bathroom with white suite. Externally the property further benefits from delightful front & rear gardens.

Contact sole appointed selling agents Sears & Co to arrange a viewing on this ideal family home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

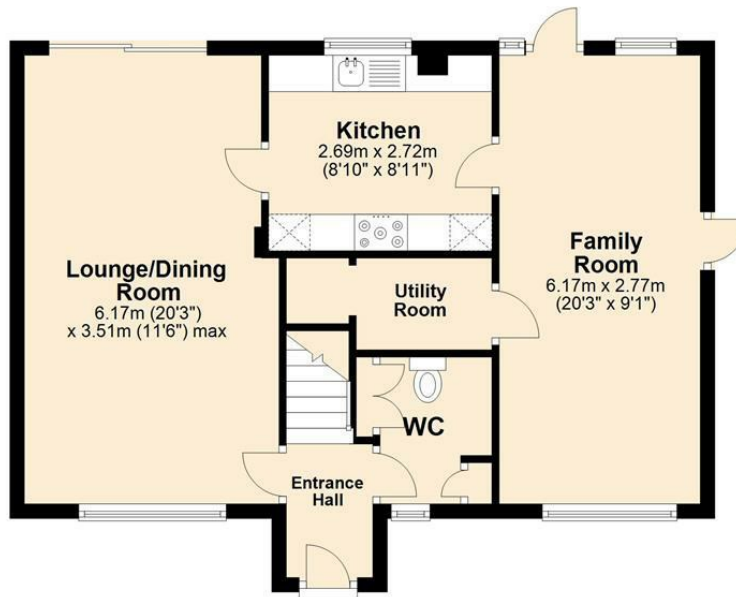


**Sears & Co**

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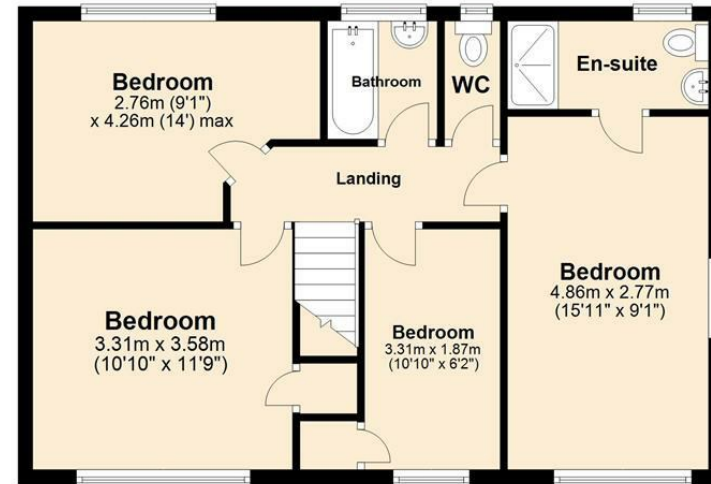
### Ground Floor

Approx. 58.6 sq. metres (630.9 sq. feet)



### First Floor

Approx. 57.4 sq. metres (618.0 sq. feet)



Total area: approx. 116.0 sq. metres (1248.9 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.

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# Sears & Co

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