



Fletcher Way, Hemel Hempstead, HP2 5SA
Asking price £335,000

Sears & Co
estate & letting agents

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

A three bedroom, terraced property situated on Fletcher Way in Highfield in need of internal modernisation. Accommodation includes an entrance hallway, living room, SEPARATE dining room, kitchen, CONSERVATORY, three first floor bedrooms, shower room and a W/C. Externally the property further benefits from a front garden & a delightful rear garden with useful brick built store sheds. Council tax band C. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Radiator. Stairs to the first floor accommodation. Under stairs storage cupboard. Access to the living room & kitchen.

Living Room

Double glazed window. Two radiators. Electric fire unit. Door to the dining room.

Dining Room

Radiator. Glazed bi folding doors to the conservatory. Door to the kitchen.

Kitchen

Double glazed window. Door to the garden. Fitted with eye and base level units with a work surface over. Space for a washing machine, oven and fridge/freezer. Sink and drainer unit with mixer tap. Tiled flooring. Tiling to splash back areas. Cupboard housing the boiler which does not work and requires replacing.

Conservatory

Parquet style flooring. Two radiators. Door to the garden.

First Floor Landing

Access to all rooms. Access to the loft.

Bedroom

Two double glazed windows. Airing cupboard. Storage cupboard. Exposed wood flooring. Radiator.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator.

Shower Room

Double glazed window. Fitted with a shower cubicle and a cabinet enclosed wash hand basin with mixer tap. Radiator. Partially tiled walls. Vinyl style flooring.

W/C

Double glazed window. Fitted with a high cistern w/c. Parquet style flooring.

To The Front

An area of frontage mainly laid to lawn with a pathway to the front door. Shared side access.

To The Rear

A private garden laid with area of patio, lawn and mature planting enclosed by a mixture of timber fencing and chain link fencing. Outside tap. Brick store shed.

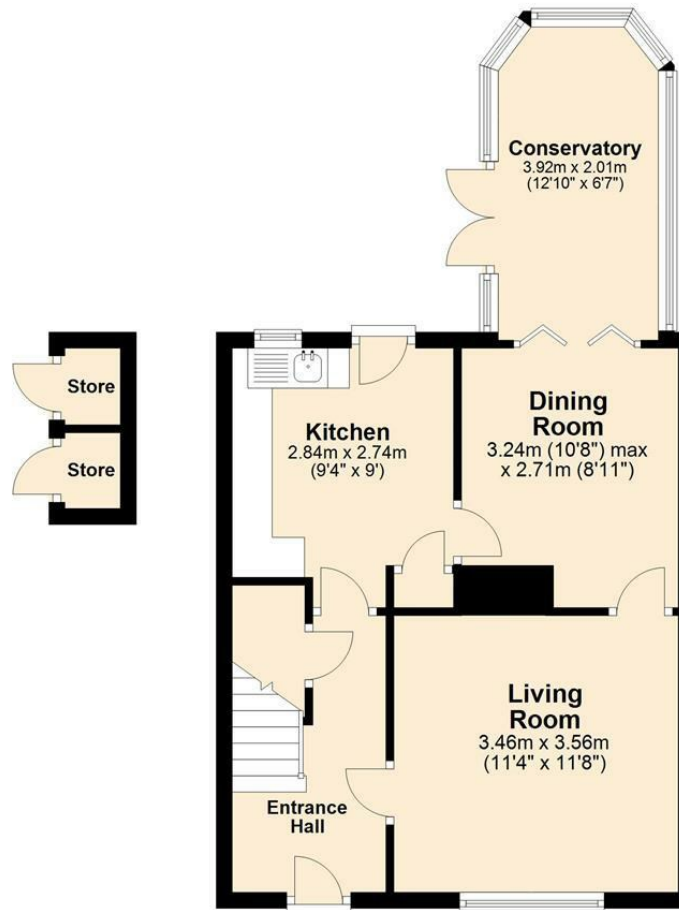


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Ground Floor

Approx. 47.1 sq. metres (507.2 sq. feet)



First Floor

Approx. 42.2 sq. metres (453.7 sq. feet)



Total area: approx. 89.3 sq. metres (961.0 sq. feet)

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

