



Botley Road, Hemel Hempstead, HP2 7JL
Asking price £500,000

Sears & Co
estate & letting agents

AN IMPRESSIVE, four bedroom detached property situation on Botley Road, Woodhall Farm, HP2. Accommodation includes an entrance area, downstairs w/c, OPEN PLAN living/dining room, kitchen/breakfast room, FOUR first floor bedrooms and a family bathroom with four piece suite. Externally the property further benefits from DRIVEWAY PARKING and a delightful, private rear garden. Contact SOLE appointed selling agents Sears & Co to arrange a viewing. Council tax band E.

Double Glazed Front Door

Entrance Area

Built in foot mat. Radiator. Access to the living room & downstairs w/c. Courtesy door to the garage.

Downstairs W/C

Double glazed window. Fitted with a low level w/c and a wall mounted corner wash hand basin. Radiator. Wood effect flooring. Tiled walls.

Living Area

Double glazed window. Radiator. Feature fire place. Door leading to the stairway. Archway to the dining area.

Dining Area

Double glazed doors leading to the garden. Radiator. Access to the kitchen.

Kitchen/Breakfast Room

Double glazed door to the garden. Double glazed window. 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 appliances included in the sale comprising an oven, washing machine, dishwasher, low level fridge and a low level freezer. Under stairs storage cupboard. Tiled flooring. Tiling to splash back areas. Recessed down lighting.

First Floor Landing

Access to all rooms. Access to the loft.

Bedroom

Double glazed window. Radiator. Fitted with a range of bedroom furniture.

Bedroom

Double glazed window. Radiator. Airing cupboard.

Bedroom

Double glazed window. Radiator. Wardrobe.

Bedroom

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a four piece suite to include a panel enclosed bath with shower attachment, low level w/c, cabinet enclosed wash hand basin with mixer tap and a 'quadrant' shower enclosure. Wood effect flooring. Heated towel rail. Tiled walls. Recessed down lighting.

To The Front

An area of frontage laid with block style paving providing parking. Gated access leading to the garden.

Garage

Accessed via a garage door from the front and a courtesy door from the entrance area. Power & lighting. Housing the central heating boiler.

To The Rear

A private garden arranged with an area of patio and steps up to a lawn with some planted borders enclosed by timber panel fencing. Gated side access. Garden shed.

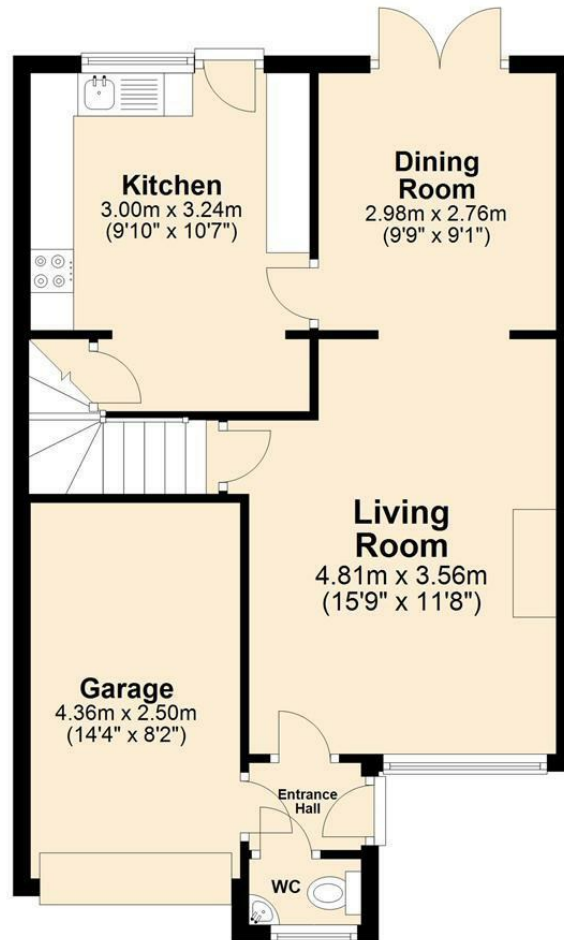


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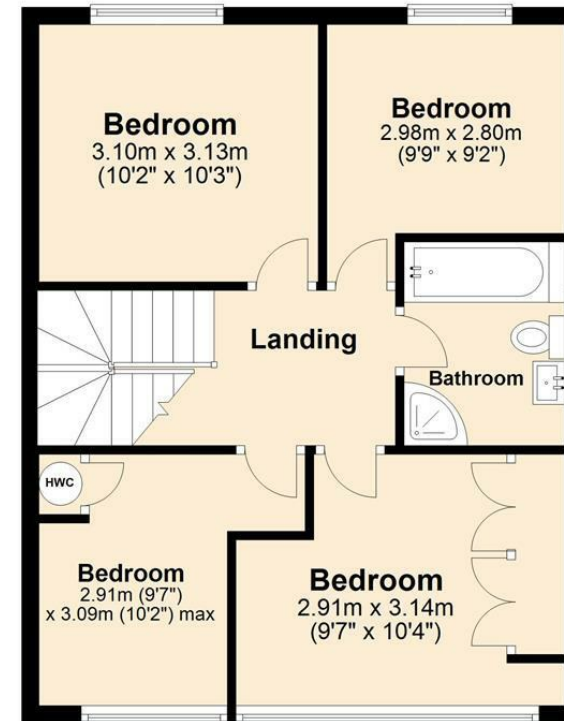
Ground Floor

Approx. 54.7 sq. metres (589.0 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.8 sq. feet)



Total area: approx. 102.7 sq. metres (1105.8 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		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

