



Farland Road, Adeyfield, HP2 4RS
Asking price £450,000

Sears & Co
estate & letting agents

AN EXTENDED and well presented, three bedroom TWO BATHROOM, end of terrace property situated in a popular position on Farland Road in Adeyfield, HP2. Ground floor accommodation includes an entrance porch, hallway, living room, 16FT refitted kitchen/dining room and a conservatory. The first floor is arranged with two well proportioned bedrooms and a family bathroom. The second floor is occupied by the principal bedroom and an EN SUITE shower room. Externally the property further boasts an area of block paved frontage and a low maintenance private rear garden with a 15FT summer house. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Porch

Two double glazed window. Wood flooring. Built in foot mat. Door to the hallway.

Hallway

Wood flooring. Recessed down light. Access to the living room and stairs leading to the first floor accommodation.

Living Room

Double glazed window. Radiator. Wood flooring. Fitted with a range of living room storage. Access to the kitchen.

Kitchen/Dining Room

Double glazed window. Double glazed door to the conservatory. Refitted with a range of eye and base level units with granite work surfaces over. Free standing range oven. Free standing American style fridge/freezer. Space for a washing machine and dishwasher. Stainless steel sink and drainer unit with mixer tap. Tiled flooring. Tiling to splash back areas. Recessed down lighting. Radiator. Under stairs storage cupboard housing the central heating boiler and space for a tumble dryer.

Conservatory

Double glazed doors to the garden. Wood flooring.

First Floor Landing

Double glazed window. Radiator. Wood flooring. Recessed down lighting. Access to bedroom two, bedroom three and the family bathroom. Stairs rising to the second floor accommodation.

Bedroom

Double glazed window. Wood flooring. Radiator.

Bedroom

Two double glazed windows. Radiator. Wood flooring.

Family Bathroom

Two double glazed windows. Fitted with a three piece suite to include a tile enclosed bath with shower attachment, wall mounted wash hand basin and a low level w/c. Tiled flooring. Tiled walls. Chrome heated towel rail. Recessed down lighting.

Principal Bedroom

Double glazed window. Velux window. Radiator. Wood flooring. Recessed down lighting. Access to the en suite shower room.

En Suite Shower Room

Double glazed window. Fitted with a three piece suite to include a 'quadrant' shower enclosure, wall mounted wash hand basin and a low level w/c. Tiled walls. Tiled flooring. Chrome heated towel rail.

To The Front

An area of front garden laid with block paving.

To The Rear

A private rear garden laid primarily with patio style slabs and some planted/raised borders enclosed by timber panel fencing with a side gate. Access to the summer house.

Summer House

Two windows. Accessed via double doors from the garden. Power & lighting.

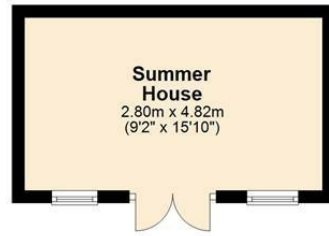


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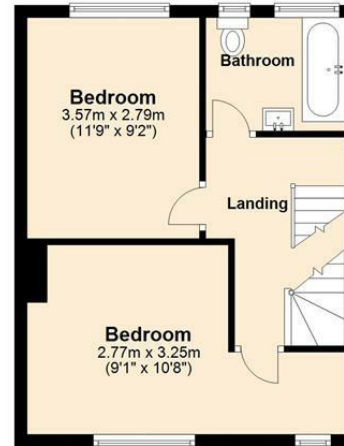
Ground Floor

Approx. 58.8 sq. metres (632.5 sq. feet)



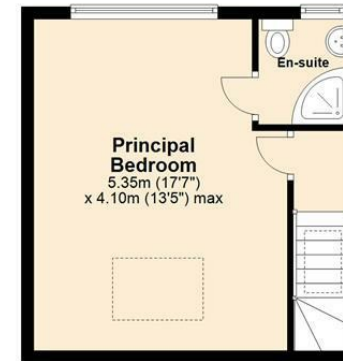
First Floor

Approx. 34.7 sq. metres (373.2 sq. feet)



Second Floor

Approx. 27.3 sq. metres (293.5 sq. feet)



Total area: approx. 120.7 sq. metres (1299.2 sq. feet)

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

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

