



Micklem Drive, Hemel Hempstead, HP1 2PR
Asking price £375,000

Sears & Co
estate & letting agents

A well presented, three bedroom terraced property situated on Micklem Drive, HP1. Accommodation includes an entrance porch, hallway, LUXURIOUSLY appointed ground floor shower room, 17FT living/dining room, REFITTED kitchen and three first floor bedrooms. The property further benefits from a fully boarded loft space, DRIVEWAY PARKING and a delightful, private rear garden with brick store shed. Contact SOLE appointed selling agents Sears & Co to arrange a viewing. Council tax band C.

Double Glazed Front Door

Entrance Porch

Two double glazed windows. Tiled floor with space for a built in foot mat. Door to the hallway.

Hallway

Radiator. Tiled flooring. Stairs to the first floor accommodation. Archway to the kitchen. Access to the living room and shower room.

Living/Dining Room

A dual aspect room with two double glazed windows. Radiator. Electric fire. Wood effect flooring. Built in book shelf.

Kitchen

Double glazed window. Glazed door to the rear aspect leading to the garden. Under stairs storage. Refitted with a range of eye and base level units with work surfaces over. Stainless steel sink and drainer unit with mixer tap. Integrated oven and gas hob. Integrated low level fridge and low level freezer. Free standing washing machine. Tiling to splash back areas. Tiled flooring. Recessed down lighting.

Ground Floor Shower Room

Double glazed window. Refitted with a three piece suite to include a 'quadrant' shower enclosure, wall mounted wash

hand basin and a low level w/c. Tiled flooring. Tiled walls. Extractor fan. Recessed down lighting.

First Floor Landing

Access to all bedrooms. Recessed down lighting. Stained glass internal window to bedroom two.

Bedroom

A dual aspect room with two double glazed windows. Radiator. Wood effect flooring. Store cupboard housing the boiler. Recessed down lighting. Media style storage.

Bedroom

Double glazed window. Stained glass style internal window. Wood effect flooring. Fitted wardrobe.

Bedroom

Double glazed window. Radiator. Wood effect flooring. Cupboard housing the loft ladder/access to the loft. The loft space is boarded and benefits from power, lighting and some built in storage solutions.

To The Front

An area of frontage partly laid with 'hard standing' providing driveway parking. Pathway to the front door. Area of artificial lawn.

To The Rear

A private garden laid with areas of patio style paving, pathway to the gardens end and an area of artificial lawn with planted border. Enclosed primarily by timber panel fencing but some brick wall and hedging. Gated rear access. Outside tap. Brick built shed.



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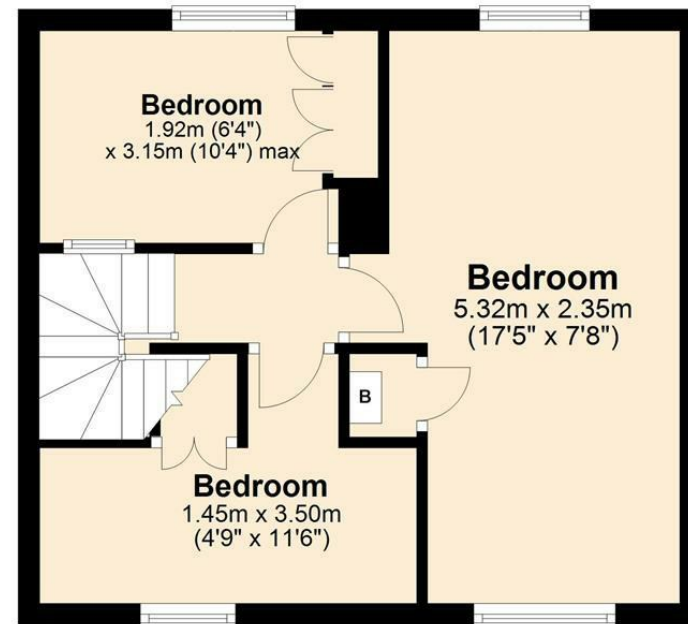
Ground Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



First Floor

Approx. 31.5 sq. metres (339.1 sq. feet)



Total area: approx. 64.6 sq. metres (695.1 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		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

