



**Long John, Hemel Hempstead, HP3 9LP**  
**Asking price £375,000**

**Sears & Co**  
estate & letting agents



**\*\*NO UPPER SALES CHAIN\*\*** A WELL PROPORTIONED two bedroom, semi-detached family home, situated on Long John, HP3. Accommodation includes an entrance hallway, living room, kitchen/dining room, two DOUBLE BEDROOMS and a REFITTED family bathroom. Externally the property further benefits from front and rear gardens. Contact SOLE appointed selling agents Sears & Co to arrange your viewing. Council tax band C.

### Front Door

### Entrance Hallway

Radiator. Wood effect flooring. Storage cupboard. Stairs rising to the first floor accommodation. Access into the kitchen and living room.

### Living Room

Double glazed window. Radiator. Wood effect flooring. Fireplace.

### Kitchen

Double glazed doors leading to the garden. Fitted with a range of eye and base level units with tiling to splash back areas. Integrated hob with extractor over. Integrated fridge freezer. Integrated oven and microwave. Space for a washing machine and tumble dryer. One and a quarter ceramic sink with drainer unit and stainless steel mixer tap. Tiled flooring. Radiator.

### First Floor Landing

Access into all rooms.

### Bedroom One

Double glazed window. Radiator. Built in wardrobes. Storage cupboard.

### Bedroom Two

Double glazed window. Radiator.

### Family Bathroom

Double glazed window. Fitted with a four piece suite to include a tile enclosed bath, freestanding wash hand basin, low level w/c, shower enclosure with 'Aqualisa' shower. Chrome heated towel rail. Recessed down lighting. Tiled flooring. Tiled walls.

### The Rear

A private rear garden laid with areas of patio, decking and lawn. Mature planted borders. Enclosed by timber panel fencing. Gated side access. Outdoor light.

### To The Front

An area of front garden laid with block paving.

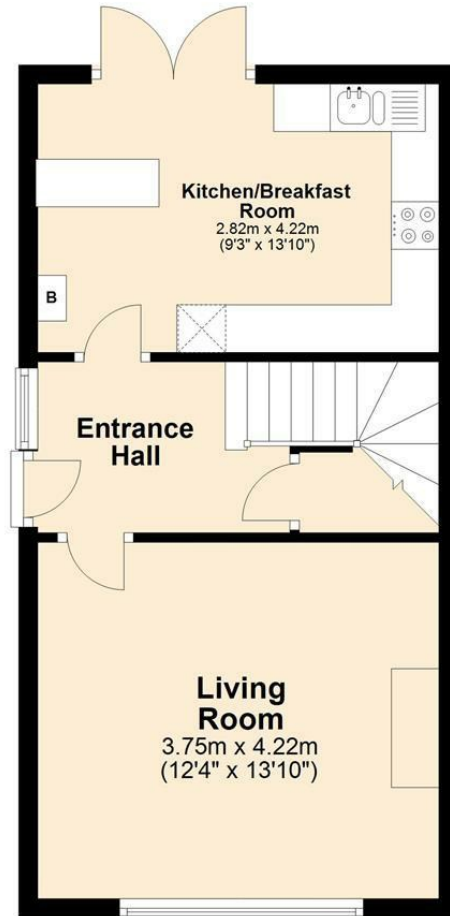


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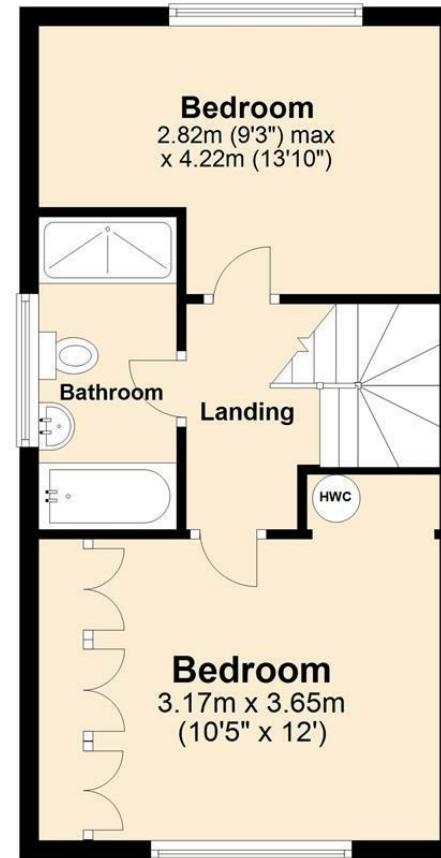
## Ground Floor

Approx. 36.2 sq. metres (389.3 sq. feet)



## First Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



Total area: approx. 72.6 sq. metres (781.8 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		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



