



Belswains Lane, Hemel Hempstead, HP3 9PP
Asking price £490,000

Sears & Co
estate & letting agents

A Handsome, two/three bedroom semi detached property situated on Belswains Lane approximately half a mile from Apsley mainline train station offering potential to further extend subject to the necessary permissions. The ground floor layout currently comprises an entrance hallway, bay fronted living room, separate dining room, refitted kitchen, family bathroom with white suite and a bedroom/study. The first floor is configured with two well proportioned bedrooms one of which has access to the eaves storage. Externally the property further boasts an area of front garden, impressive private rear garden and a garage located at the rear of the property. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Double Glazed Entry Door

Entrance Hallway

Radiator. Wood effect flooring. Access to the living room, dining room, downstairs bedroom and family bathroom. Stairs leading to the first floor accommodation.

Living Room

Double glazed bay style window. Radiator. Wood effect flooring.

Dining Room

Double glazed doors leading to the garden. Fire place. Under stairs storage cupboard. Wood effect flooring. Radiator. Access to the kitchen.

Kitchen

Double glazed door leading to the garden. Double glazed window. Fitted with a range of eye and base level units with work surfaces over also forming up stands. Integrated oven, hob and extractor fan. Integrated low level fridge, low level freezer slimline dishwasher and washing machine.

Stainless steel sink and drainer unit with mixer tap. Wood effect flooring. Recessed down lighting.

Study/Bedroom

Double glazed window. Radiator. Wood effect flooring.

Family Bathroom

Double glazed window. Fitted with a feature bath with glass screen and shower over, wall mounted wash hand basin and a low level w/c. Tiled flooring. Partially tiled walls. Extractor fan. Recessed down lighting. Chrome heated towel rail.

First Floor Landing

A small landing area providing access to the loft and access to the two first floor bedrooms.

Bedroom

Double glazed bay style window. Radiator. Wood effect flooring.

Bedroom

Double glazed window. Radiator. Wood effect flooring. Access to the eaves storage.

To The Front

An area of partly enclosed front garden accessed via steps partly laid with lawn & shingle/loose stones. Pathway leading to the front door/gated side access.

To The Rear

A private garden arranged with areas of patio and lawn with some mature planting. The garden is enclosed primarily by timber panel fencing and hedging. Access to the garage. Outside tap. Gated side access leading to the front of the property

Garage

Accessed via a courtesy door from the garden and double doors from the front of the garage.

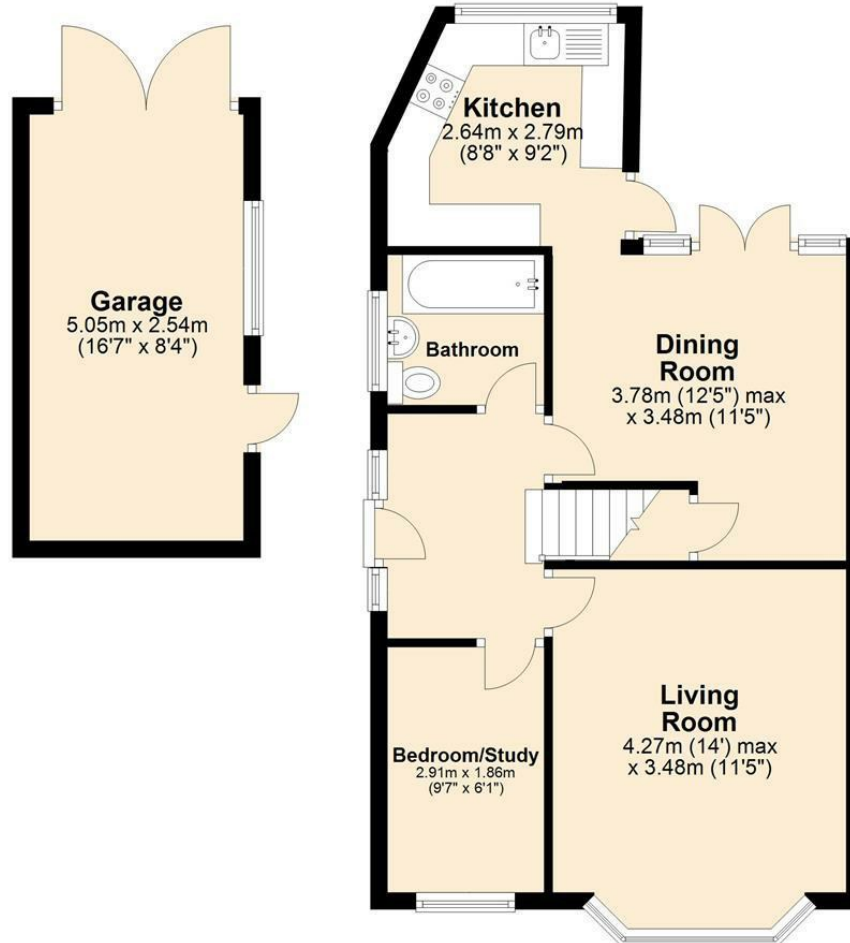


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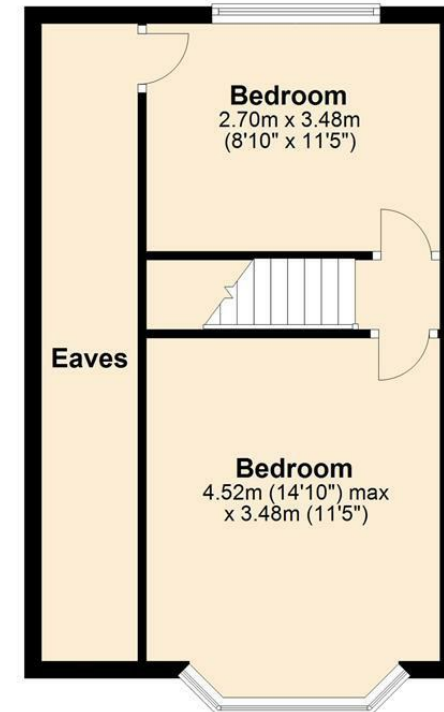
Ground Floor

Approx. 43.6 sq. metres (469.4 sq. feet)



First Floor

Approx. 26.7 sq. metres (287.0 sq. feet)



Total area: approx. 70.3 sq. metres (756.5 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		84 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

