



**Pluto Rise, Hemel Hempstead, HP2 5QB**  
**Asking price £525,000**

**Sears & Co**  
estate & letting agents





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**Sears & Co**

**\*\* NO UPPER SALES CHAIN \*\***

A well presented and rarely available four bedroom link detached property with accommodation measuring approximately 1300 SQFT situated on Pluto Rise, HP2 with delightful views over 'Planets' Park. The layout is arranged over split levels and comprises an entrance area with storage, living room, dining room, refitted kitchen, 20FT conservatory, four bedrooms, family bathroom and a separate shower room. Externally the property further benefits from a block paved driveway, 18FT x 11FT garage and a well maintained private rear garden. Council tax band E. Contact sole appointed selling agents Sears & Co to arrange a viewing.

#### **Double Glazed Entry Door**

##### **Entrance Area**

Double glazed window. Cloaks hanging cupboard. Store cupboard. Radiator. Double doors to the living room. Partial staircase leading to the split landing. Views to the front aspect.

##### **Living Room**

Double glazed 'Bow' style window. Radiator. Gas fire place. Steps to the dining area. Views to the front aspect.

##### **Dining Room**

Double glazed sliding door to the rear aspect/conservatory. Radiator. Breakfast bar partly open plan to the kitchen. Door to the kitchen.

##### **Kitchen**

Two double glazed windows. Double glazed door to the conservatory. Fitted range of eye and

base level units with work surfaces over also forming a breakfast bar. Integrated oven, with hob and extractor over. Integrated low level fridge, low level freezer and dishwasher. One and half bowl stainless steel sink and drainer unit with mixer tap. Tiling to some splash back areas. Wood effect flooring. Door leading to the split landing.

##### **Conservatory**

Part brick part UPVC construction with double glazed doors to the garden. Wood effect flooring. Courtesy door to the garage.

##### **Split Landing**

Access to a w/c and further stairs leading to the upper landing.

##### **W/C**

Double glazed window. Fitted with a low level w/c and wall mounted wash hand basin. Tiling to splash back area.

##### **Upper Landing**

Split over two levels by a partial staircase. Access to the four bedrooms, shower area and family bathroom. Airing cupboard. Views to the front aspect.

##### **Bedroom**

Two double glazed windows. Built in wardrobe. Radiator. Views to the front aspect.

##### **Shower Room**

Shower enclosure with electric shower. Tiled walls.

##### **Bedroom**

Double glazed window. Radiator. Fitted with a range of built in bedroom furniture. Views to the front aspect.

##### **Bedroom**

Double glazed window. Radiator.

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Double glazed window. Radiator.

##### **Family Bathroom**

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower attachment, pedestal wash hand basin and a low level w/c. Partially tiled walls. Radiator.

##### **To The Front**

An area of frontage laid with block paving providing driveway parking for approximately 3 cars with a planted border. Access to the garage via a pedestrian door and a garage door. Access to the double glazed entry door.

##### **Garage**

Accessed via an up and over garage door to the front and a pedestrian door to the front. Also accessed via a courtesy door from the conservatory. Power & lighting. Two glazed windows. Partly used as utility space including plumbing for a washing machine.

##### **To The Rear**

A private garden arranged with an area of patio, steps up to a lawn with some planted borders. The garden is enclosed by a mixture of timber fencing, walls and hedging. Summer house.





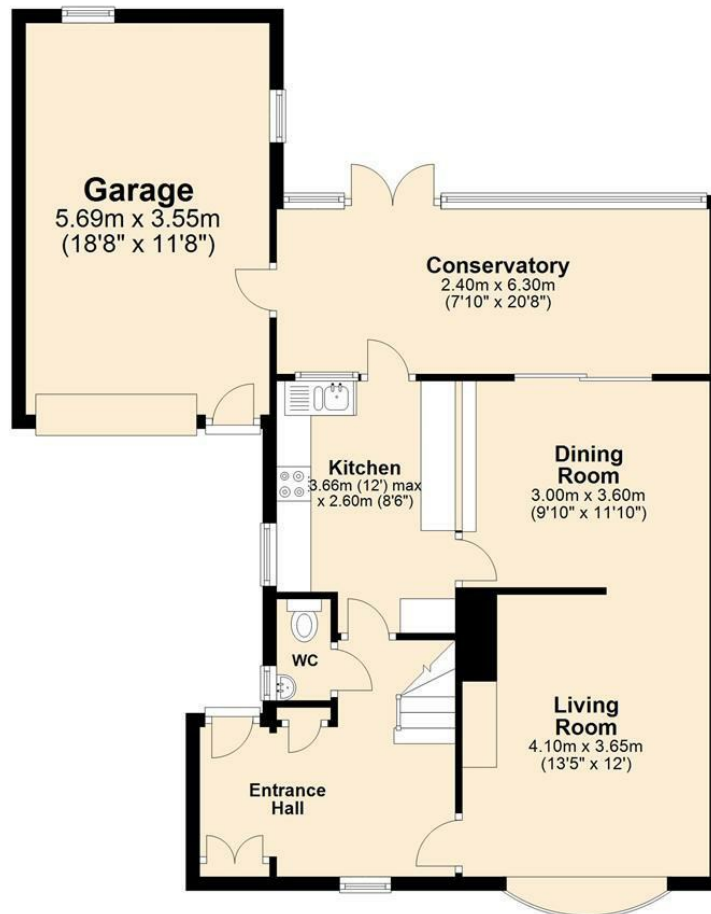






## Ground Floor

Approx. 64.0 sq. metres (689.3 sq. feet)



## First Floor

Approx. 57.3 sq. metres (616.9 sq. feet)



Total area: approx. 121.3 sq. metres (1306.2 sq. feet)

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

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**Sears & Co**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	80 C
39-54	E		
21-38	F		
1-20	G		