



Marion Walk, Hemel Hempstead, HP2 6PP
Asking price £300,000

Sears & Co
estate & letting agents

A two bedroom FREEHOLD property situated in this convenient position on Marion Walk, HP2. Accommodation includes an entrance area, OPEN PLAN living/dining area, kitchen, two bedrooms and a REFITTED family bathroom. Externally the property further benefits front and rear gardens and ALLOCATED PARKING. Council tax band C. Contact SOLE appointed selling agents Sears & Co to arrange your viewing.

Front Door

Entrance Hallway

Triple glazed window. Wood effect flooring.

Living/Dining Area

Two triple glazed windows. Two radiators. Triple glazed sliding doors leading to the garden. Wood effect flooring. Understair storage cupboard. Stairs rising to the first floor accommodation. Access into the kitchen.

Kitchen

Triple glazed window. Fitted with a range of eye and base level units with work surfaces over. Integrated oven and gas hob with extractor over. Space for a washing machine, tumble dryer and fridge freezer. Stainless steel sink with drainer unit, mixer tap and water softner. Extractor fan. Tiling to splash back areas. Radiator.

First Floor Landing

Storage cupboard. Access into all rooms.

Bedroom One

Double glazed window. Radiator.

Bedroom Two

Double glazed window. Radiator.

Family Bathroom

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

To The Front

An area of front garden laid primarily with patio style slabs. Storage cupboard. Gated side access leading to the back garden.

To The Rear

A private rear garden laid primarily with patio style slabs. Enclosed by timber panel fencing. Tap. Outdoor light. Gated side access leading to the front garden.

Externally

Externally the property further benefits from an allocated parking space located in a nearby block.

Serivce Charge

The owners have advised the property is subject to a yearly maintenance charge which totals £478.08 for the current 12 month period. This information should be verified with a solicitor prior to exchange of contracts.

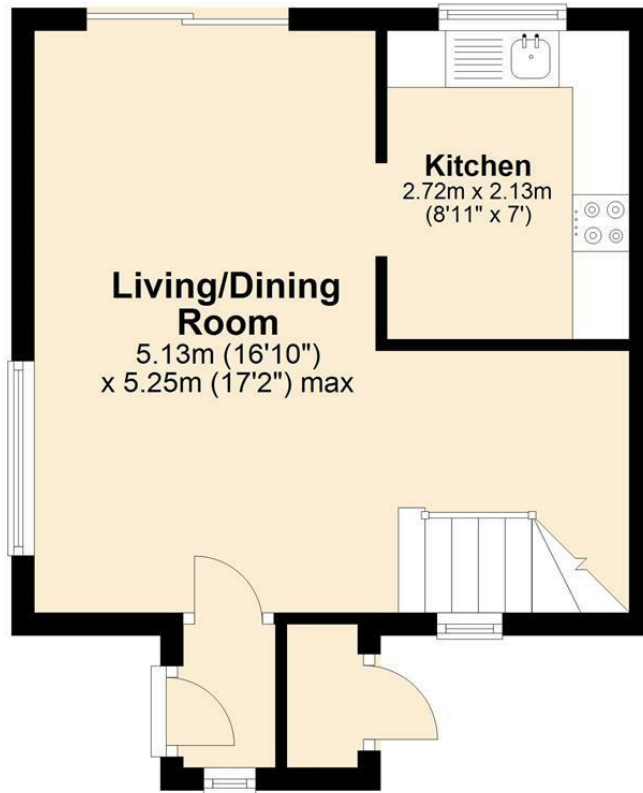


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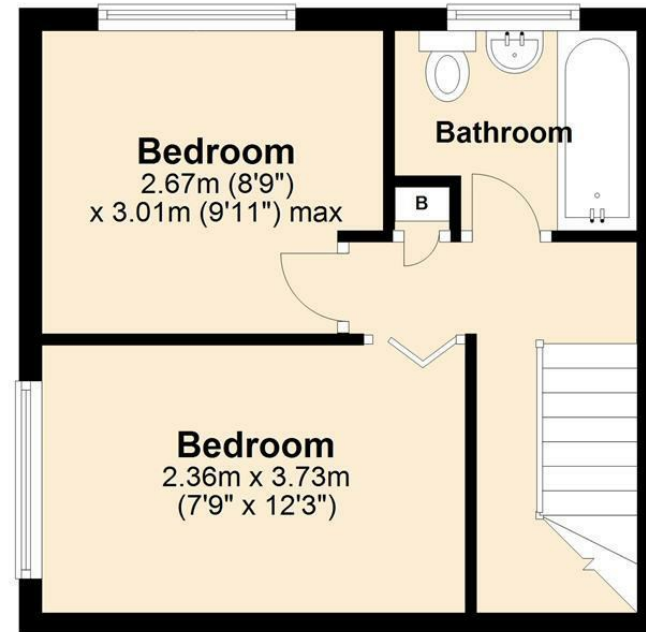
Ground Floor

Approx. 29.0 sq. metres (312.2 sq. feet)



First Floor

Approx. 26.9 sq. metres (289.6 sq. feet)



Total area: approx. 55.9 sq. metres (601.9 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		
69-80	C	72 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

