



Sarum Place, Hemel Hempstead, HP2 6DP
Asking price £425,000

Sears & Co
estate & letting agents

AN EXTENDED four bedroom semi detached property situated in this popular position on Sarum Place, HP2. Accommodation includes an entrance hallway, OPEN PLAN living and dining areas, kitchen, UTILITY ROOM, w/c, principle bedroom with EN SUITE, three further bedrooms and a family bathroom. Externally the property further benefits from DRIVEWAY PARKING, a garage and front and rear gardens. Council tax band D. Contact SOLE appointed selling agents Sears & Co to arrange your viewing.

Front Door

Entrance Hallway

Radiator. Door leading to the rear garden. Access into the second hallway, w/c and utility room.

Utility Room

Double glazed window. Space for a washing machine and tumble dryer. Stainless steel sink with drainer unit and mixer tap. Partially tiled walls.

W/C

Double glazed window. Low level w/c. Corner wash hand basin. Partially tiled walls.

Hallway

Radiator. Access into the dining and living areas.

Dining Area

Double glazed window. Radiator. Access to the kitchen and open plan to the living area.

Living Area

Double glazed sliding doors leading to the front garden. Radiator.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. One and a quarter white resin sink with mixer tap and drainer unit. Space for freestanding oven and a low level fridge and freezer. Partially tiled walls.

First Floor Landing

Double glazed window. Storage cupboard. Access to bedrooms two, three, four and the family bathroom.

Bedroom One

Accessed via bedroom three. Double glazed window. Radiator. Built in wardrobes. Access into the en suite.

En Suite

Fitted with a three piece suite to include a shower enclosure, pedestal wash hand basin and a low level w/c. Extractor fan. Tiled walls.

Bedroom Two

Double glazed window. Radiator. Built in wardrobes.

Bedroom Three

Double glazed window. Radiator. Storage cupboard. Access into bedroom one.

Bedroom Four

Double glazed window. Radiator. Storage cupboard.

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. Chrome heated towel rail. Partially tiled walls.

To The Rear

A private rear garden laid with areas of patio and lawn. Enclosed by timber panel fencing. Side access leading to the front.

To The Front

An area of front garden laid with areas of patio and lawn. Enclosed by timber panel fencing and hedging. Side access to the back garden.

Externally

An area of hardstanding providing driveway parking. Garage with power and lighting, accessed via 'up and over' door.

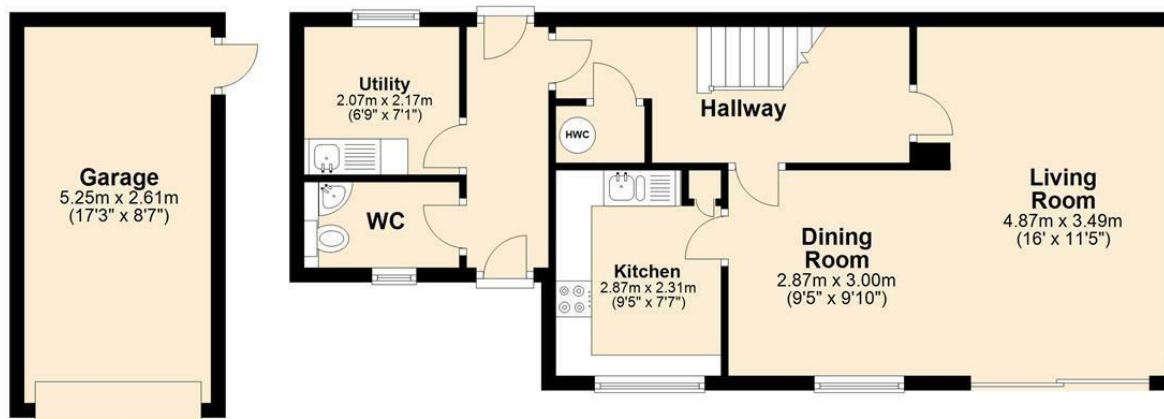


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Ground Floor

Approx. 66.9 sq. metres (720.0 sq. feet)



First Floor

Approx. 58.6 sq. metres (631.0 sq. feet)



Total area: approx. 125.5 sq. metres (1351.0 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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

