



**Sherbourne Close, Jarman Park, HP2 4JA**  
**Asking price £750,000**

**Sears & Co**  
estate & letting agents



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**Sears & Co**

An impressive, well presented, detached family home situated on Sherborne Close, HP2 with accommodation spanning in excess of 1600 SQFT.

The layout currently comprises an entrance hallway, downstairs w/c, bay fronted study, spacious living room, separate dining room, modern kitchen with 'Corian' work surfaces, utility room, principal bedroom with en suite shower room, three further well proportioned bedrooms and a refitted family bathroom.

Externally the property further benefits from a block paved driveway providing parking, a double garage and a landscaped, private rear garden with patio & decking areas. Contact sole appointed selling agents Sears & Co to arrange a viewing. Council tax band G.

#### **Double Glazed Front Door**

#### **Entrance Hallway**

Radiator. Tiled flooring. Double doors leading to the living room. Access to the study, kitchen & downstairs w/c. Stairs leading to the first floor accommodation.

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

Double glazed window. Fitted with an enclosed cistern low level w/c and a pedestal wash hand basin with mixer tap. Chrome heated towel rail. Tiled flooring. Tiling to splash back area. Recessed down lighting.

#### **Living Room**

Double glazed bi folding doors leading to the garden. Radiator. Feature fire place with gas fire. Double doors to the dining room.

#### **Dining Room**

Two double glazed windows. Radiator. Access to the kitchen.

#### **Kitchen**

Two double glazed windows. Refitted with a range of eye and base level units with 'Corian' work surfaces over also forming 'up stands'. Double inset sinks with mixer tap. Integrated one and a half oven, electric induction hob and extractor over. Integrated dishwasher. Space for a free standing fridge/freezer. Tiled flooring. Recessed down lighting. Wall mounted air conditioning unit. Radiator. Under stairs storage cupboard. Access to the utility room.

#### **Utility Room**

Double glazed door leading to the side access. Fitted with an eye and base level unit with 'Corian' work surface over also forming an up stand. Sink with mixer tap. Radiator. Space for a washing machine and tumble dryer. Tiled flooring. Recessed down lighting. Wall mounted gas boiler. Access to a loft void. Courtesy door to the garage.

#### **Study**

Double glazed bay style window. Radiator. Tiled flooring.

#### **First Floor Landing**

Airing cupboard. Access to the bedrooms and family bathroom. Access to the loft.

#### **Principal Bedroom**

Double glazed bay style window. Radiator. Fitted with a range of bedroom furniture. Access to the en suite.

#### **En Suite Shower Room**

Double glazed window. Refitted with a three piece suite to include a shower area, low level w/c and a wall mounted wash hand basin with mixer tap. Fully tiled walls. Chrome heated towel rail. Tiled flooring. Shaver point.

#### **Bedroom**

Double glazed window. Radiator. Fitted range of bedroom furniture.

#### **Bedroom**

Double glazed window. Radiator. Built in wardrobes.

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Double glazed window. Radiator. Built in wardrobes.

#### **Family Bathroom**

Double glazed window. Fitted with a three piece suite to include a shower bath with glass screen and shower over, low level w/c and a wall mounted wash hand basin with mixer tap. Partially tiled walls. Tiled flooring. Chrome heated towel rail. Recessed down lighting. Extractor fan. Shaver point.

#### **To The Front**

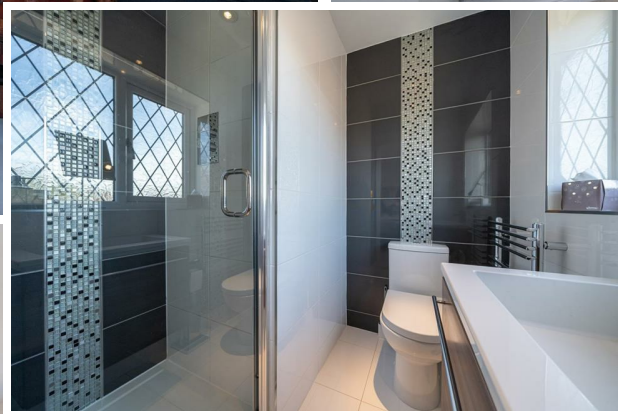
An area of frontage laid primarily with block paving providing parking and leading to the garage with a further area of lawn/planting. Gated access leading to the garden. Pathway leading to a bin store.

#### **Double Garage**

Accessed via an electric door to the front and a courtesy door from the utility room. Double glazed window. Power & lighting.

#### **To The Rear**

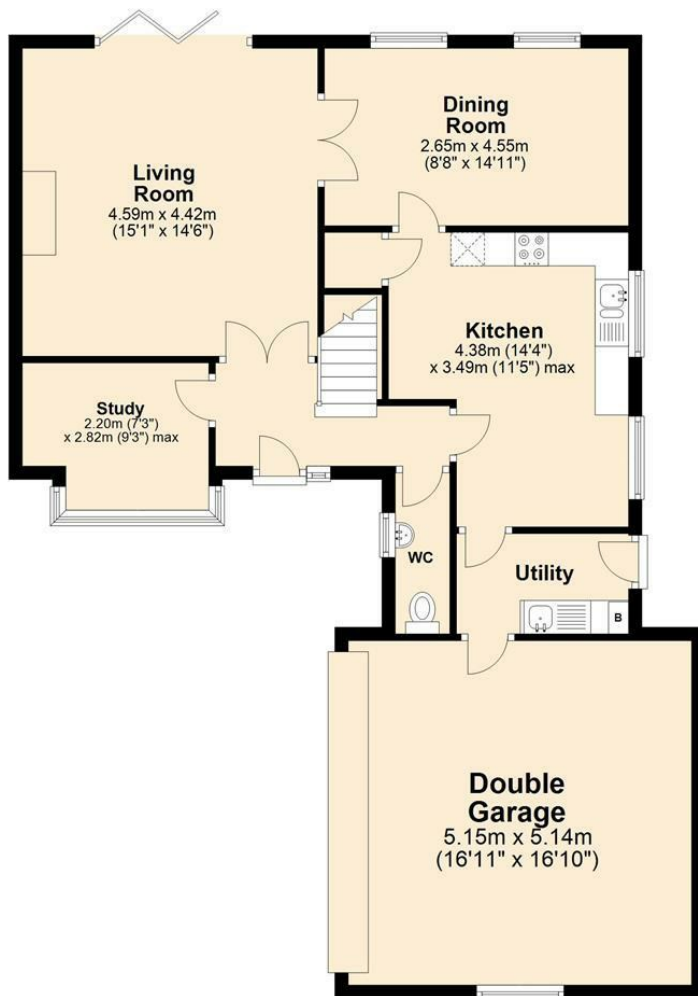
A private rear garden laid with areas of patio, decking and lawn with some raised planted borders enclosed by a mixture of timber panel fencing and hedging. Outside tap. Outside power socket. Garden shed located to the side of the property.





### Ground Floor

Approx. 93.7 sq. metres (1008.0 sq. feet)



### First Floor

Approx. 58.7 sq. metres (631.3 sq. feet)



Total area: approx. 152.3 sq. metres (1639.4 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		
69-80	C	69 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		