



Howards Drive, Hemel Hempstead, HP1 3NG
Offers in excess of £425,000

Sears & Co
estate & letting agents

A WELL PROPORTIONED three bedroom mid terrace family home, situated in this popular position on Howards Drive, Gadebridge, HP1. Accommodation includes an entrance hallway, living room, OPEN PLAN kitchen/dining room, conservatory, principle bedroom with EN SUITE, two further bedrooms and a family bathroom. Externally the property further benefits from DRIVEWAY parking and a SOUTH WEST facing garden. Council tax band C. Contact SOLE appointed selling agents Sears & Co to arrange your viewing.

Entrance Hallway

Double glazed frosted window. Radiator. Wood effect flooring. Under stair storage cupboard.

Living Room

Double glazed window. Radiator. Wood effect flooring. Electric fireplace.

Kitchen/Dining Room

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Integrated oven and hob with extractor over. Integrated slimline dishwasher. Space for freestanding fridge freezer and washing machine. One and a half stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Wood effect flooring. Double glazed door leading to the garden. Double glazed sliding doors leading to the conservatory.

Conservatory

Double glazed windows. Tiled flooring. Electric radiator. Ceiling fan. Double glazed doors leading to the garden.

First Floor Landing

Recessed down lighting. Two storage cupboards. Access into all rooms.

Bedroom One

Double glazed window. Radiator. Recessed down lighting.

En Suite

Fitted with a three piece white suite to include a shower enclosure, cabinet enclosed wash hand basin with tiling to splash back area and a low level w/c. Tile effect flooring. Partially tiled walls. Chrome heated towel rail. Extractor fan.

Bedroom Two

Double glazed window. Radiator. Recessed down lighting. Storage cupboard.

Bedroom Three

Double glazed window. Radiator.

Family Bathroom

Two double glazed windows. 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. Tile effect flooring. Partially tiled walls. Radiator. Extractor fan.

To The Front

An area of block paving and shingle frontage providing driveway parking. Gated side access.

To The Rear

A private rear garden arranged with areas of lawn, patio and stones. Two brick built storage cupboards with power and lighting. Enclosed by timber panel fencing and part wall. Planted boarder. Outdoor tap. Outdoor light. Gated side access.

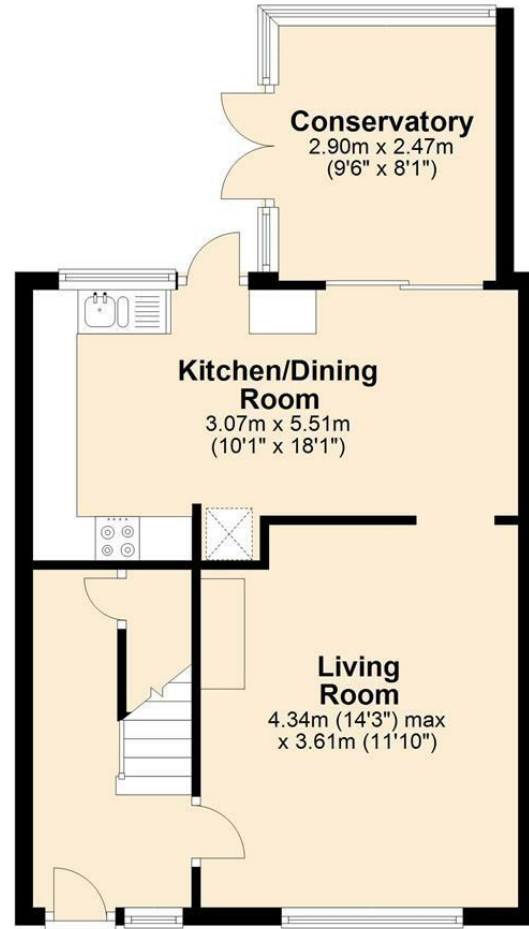


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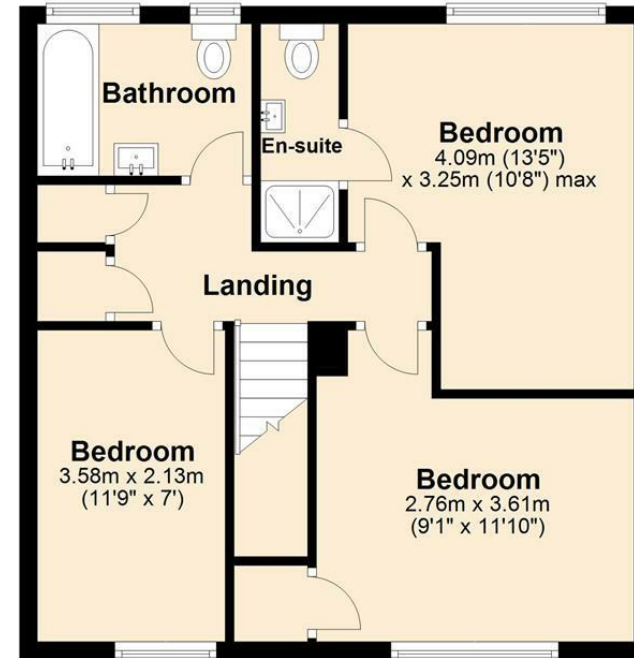
Ground Floor

Approx. 46.0 sq. metres (495.2 sq. feet)



First Floor

Approx. 47.3 sq. metres (509.2 sq. feet)



Total area: approx. 93.3 sq. metres (1004.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

