



Heath Close, Boxmoor, HP1 1TU
Asking price £550,000

Sears & Co
estate & letting agents

A well proportioned, three bedroom, semi detached property perfectly situated in a 'cul de sac' position on Heath Close in Boxmoor, HP1. The layout currently comprises an entrance porch, hallway, living room, open plan kitchen & dining areas, conservatory, three bedrooms, family bathroom and a useful loft room. Externally the property further benefits from a shared driveway area leading to a garage and a private rear garden. Contact Sears & Co to arrange a viewing. Council tax band D.

Front Door

Entrance Porch

Tiled flooring. Door to the hallway.

Hallway

Glazed window. Wood effect flooring. Under the stairs storage currently housing space for a washing machine and low level freezer. Stairs rising to the first floor accommodation. Access to the living room & dining area.

Living Room

Double glazed window. Wood effect flooring. Log burner.

Dining Area

Feature radiator. Wood effect flooring. Recessed down lighting. Double doors leading to the conservatory. Open plan to the kitchen area.

Kitchen Area

Stable door leading to the garden. Double glazed window. Fitted with a range of eye and base level units with work surfaces over also forming a breakfast bar. Integrated oven, gas hob and extractor over. Integrated slim dishwasher, wine cooler and low level fridge. One and a half bowl sink and drainer unit with mixer tap. Wood effect flooring. Tiling to splash back areas. Recessed down lighting.

Conservatory

Double glazed doors leading to the garden. Radiator. Wood effect flooring.

First Floor Landing

Double glazed window. Radiator. Cupboard housing the central heating boiler. Access to three bedrooms and the family bathroom.

Bedroom

Double glazed window. Radiator. Wood effect flooring. Access to the loft room via a pull down ladder.

Loft Area

Two Velux windows. Access to eaves storage.

Bedroom

Double glazed window. Wood effect flooring.

Bedroom

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a shower bath with 'Aqualisa' shower over, low level w/c and a wall mounted wash hand basin. Chrome heated towel rail. Partially tiled walls. Tiled flooring. Recessed down lighting.

To The Front/Side

An area of frontage laid with lawn and block paved pathway leading to the front door. Shared driveway extending to the side of the property.

To The Rear

A private garden arranged with areas of block paving, decking and lawn enclosed primarily by timber panel fencing.

Garage

Accessed via a garage door from the front and a courtesy door from the garden.

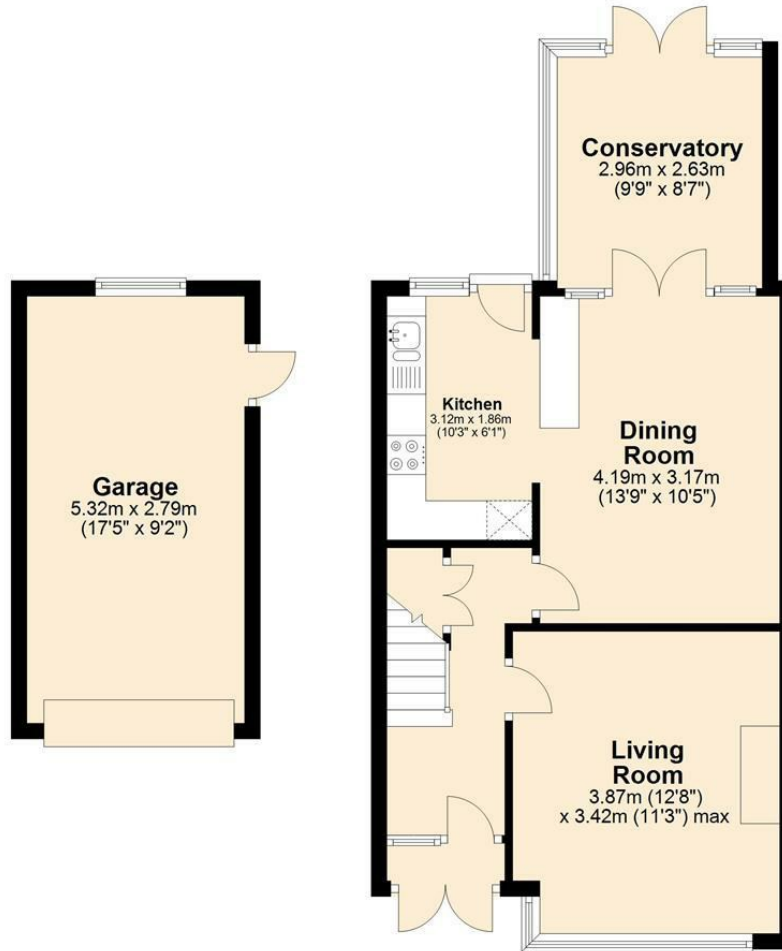


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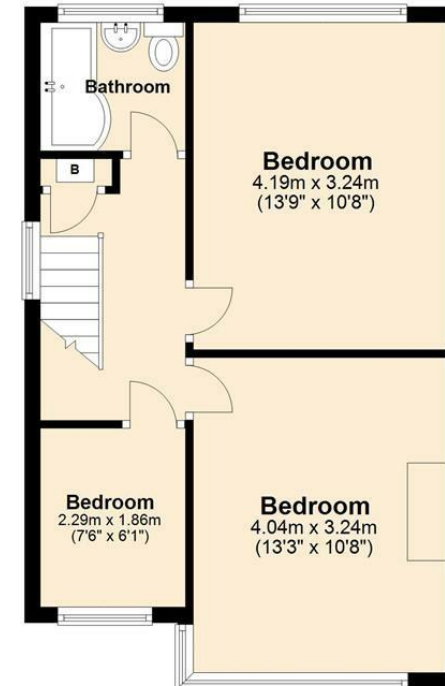
Ground Floor

Approx. 63.0 sq. metres (678.4 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.5 sq. feet)



Total area: approx. 104.7 sq. metres (1127.0 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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Sears & Co

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	45 E	
21-38	F		
1-20	G		

