



Crackley Meadow, Hemel Hempstead, HP2 7SG
Asking price £385,000

Sears & Co
estate & letting agents

A WELL PRESENTED two bedroom end of terrace home, situated in this IDEAL position on Crackley Meadow, Hunters Oak, HP2. Accommodation comprises an entrance hallway, living area, dining area, REFITTED kitchen, two first floor DOUBLE BEDROOMS and a family bathroom with white suite. Externally the property further benefits from a LOW MAINTENANCE private rear garden, an area of front garden and a GARAGE. Council tax band D. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Radiator. Wood effect flooring. Recessed down lighting. Access into the living area.

Living Area

Double glazed window. Radiator. Wood effect flooring. Recessed down lighting. Storage cupboard. Open plan into the kitchen and dining area.

Kitchen & Dining Area

Double glazed window. Double glazed door leading to the garden. Radiator. Wood effect flooring. Fitted with a range of eye and base level units with work surfaces over. Integrated oven with gas hob and extractor over. Integrated fridge freezer and slimline dishwasher. Space for a free standing washing machine. Stainless steel sink with drainer unit and mixer tap. Brick effect splash back. Wood effect flooring. Recessed down lighting.

First Floor Landing

Storage cupboard. Access into the partially boarded loft. Recessed down lighting. Access into both bedrooms and the family bathroom.

Bedroom One

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

Bedroom Two

Double glazed window. Radiator. Recessed down lighting.

Family Bathroom

Double glazed window. Fitted with a three piece white suite to include a panel enclosed bath with shower attachment over and glass screen, pedestal wash hand basin and a low level w/c. Chrome heated towel rail. Partially tiled walls. Tile effect flooring. Recessed down lighting.

To The Front

An area of frontage laid with lawn. Patio pathway leading to the front door. Gated side access.

To The Rear

A private garden arranged with areas of patio, lawn and decking. Outdoor tap. Outdoor light. Enclosed by timber panel fencing and wall. Gated side access. Access into the garage.

Garage

Accessed via a double glazed door from the rear garden. Power and lighting. Also accessed via an 'up and over' door from the front.

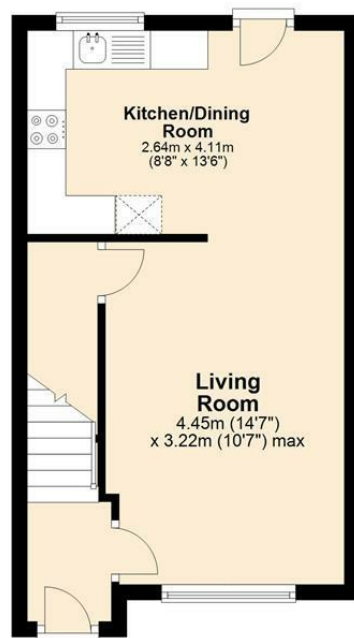


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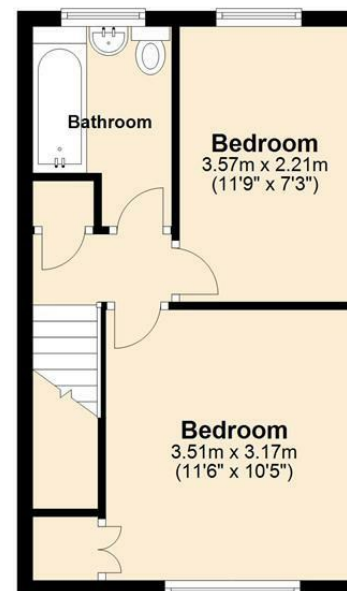
Ground Floor

Approx. 45.0 sq. metres (484.8 sq. feet)



First Floor

Approx. 29.3 sq. metres (315.8 sq. feet)



Total area: approx. 74.4 sq. metres (800.6 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property.

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Sears & Co

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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		

