



Wellen Rise, Hemel Hempstead, HP3 9PE
Asking price £525,000

Sears & Co
estate & letting agents

****NO UPPER SALES CHAIN****

AN EXTENDED three bedroom semi detached family home situated in this IDEAL ENCLAVE on Wellen Rise, HP3 with tremendous potential to extend further subject to the necessary permissions. Accommodation comprises an entrance hallway, w/c, OPEN PLAN living and dining areas, conservatory, WELL APPOINTED kitchen, UTILITY AREA, three first floor bedrooms and a REFITTED shower room. Externally the property further benefits from DRIVEWAY PARKING, a MATURE private rear garden and TWO GARAGES. Council tax band D. Contact SOLE appointed selling agents Sears & Co to arrange your viewing.

Front Door

Entrance Hallway

Radiator. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access into the living area, kitchen and w/c.

W/C

Double glazed window. Radiator. Pedestal wash hand basin with tiling to splash back areas and a low level w/c. Vinyl flooring.

Living Area

Double glazed window. Radiator. Fireplace. Open plan into the dining area.

Dining Area

Radiator. Double glazed doors leading into the conservatory.

Conservatory

Double glazed doors leading to the garden.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over also forming upstands. Integrated oven. Integrated hob with extractor over. Space for a freestanding dishwasher. One and a quarter stainless steel sink with mixer tap and drainer unit. Tiling to splash back areas.

Tile effect flooring. Storage cupboard. Access into the dining area. Open plan into the utility area.

Utility Area

Double glazed window. Radiator. Fitted with a range of eye and base level units with work surfaces over. Space for a low level fridge, low level freezer, washing machine and tumble dryer. Tiling to splash back areas. Tile effect flooring. Double glazed door leading to the side access. Access into the garage.

First Floor Landing

Double glazed window. Access into all rooms. Access into the loft.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator. Storage cupboard.

Shower Room

Double glazed window. Fitted with a three piece white suite to include a shower area with 'Aqualisa' shower, cabinet enclosed wash hand basin and a low level w/c. Partially tiled walls. Vinyl flooring. Chrome heated towel rail. Storage cupboard.

To The Front

An area of frontage laid with 'crazy' style paving providing driveway parking. Gated side access. A further area of mature planting. An area of lawn. Outdoor light.

To The Rear

A private garden arranged with areas of patio and lawn. Enclosed by timber panel fencing and part walled. Mature planted borders. Outdoor tap. Outdoor light.

Garage One

Accessed via the utility area and an 'up and over' electric door to the front aspect. Double glazed window. Power and lighting.

Gargage Two

Accessed via an 'up and over door' to the front aspect.

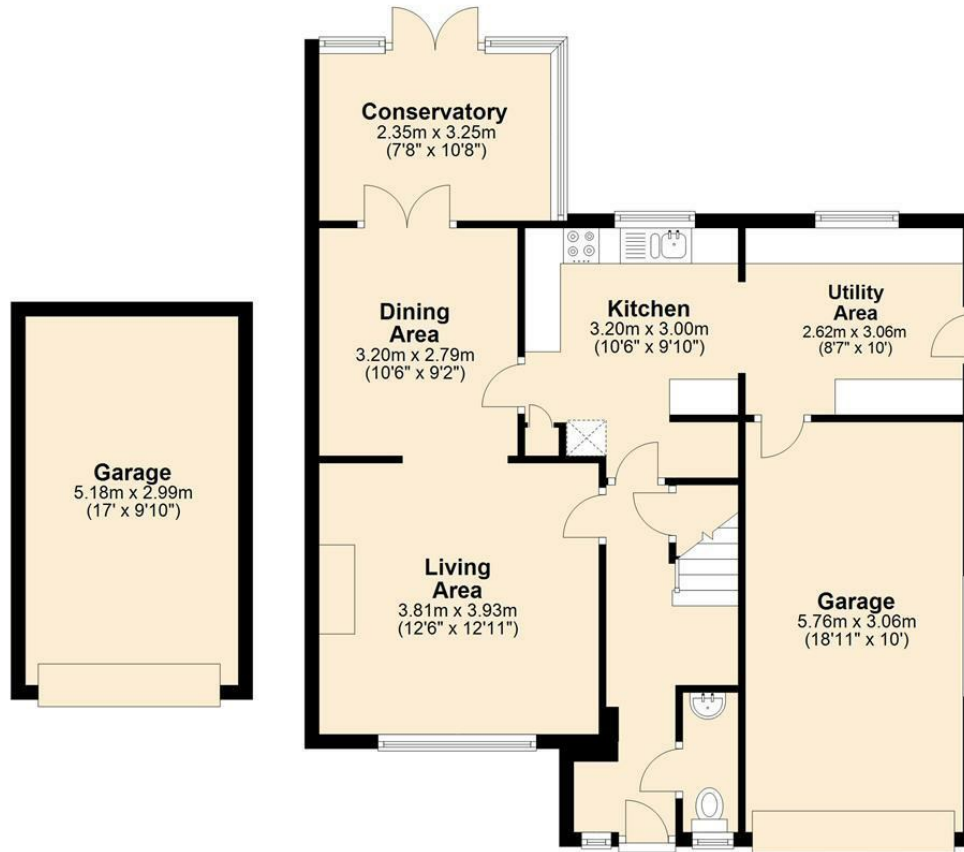


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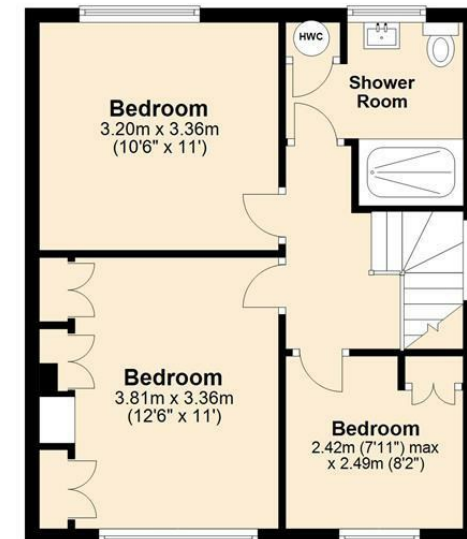
Ground Floor

Approx. 95.3 sq. metres (1025.7 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.4 sq. feet)



Total area: approx. 137.6 sq. metres (1481.1 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. Copyright © SKMSTUDIO
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Sears & Co

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

