



Mercury Walk, Hemel Hempstead, HP2 5PJ
Asking price £375,000

Sears & Co
estate & letting agents

****NO UPPER SALES CHAIN**** AN EXTENDED three bedroom family home situated on this popular position on Mercury Walk, HP2. Accommodation includes an entrance porch, entrance hallway, OPEN PLAN living/dining area, kitchen, three WELL PROPORTIONED first floor bedrooms, useful loft room and a REFITTED family bathroom with a four piece suite. Externally the property further benefits from an area of front garden and a private rear garden. Council tax band C. Contact SOLE appointed selling agents Sears & Co to arrange your viewing.

Front Door

Porch

Double glazed window. Wood effect flooring. Access into the entrance hallway.

Entrance Hallway

Wood effect flooring. Stairs rising to the first floor accommodation. Understair storage. Recessed down lighting. Open plan into the kitchen. Access into the living area.

Living Area

Double glazed 'bow' style window. Wood effect flooring. Radiator. Recessed down lighting. Open plan into the dining area.

Dining Area

Double glazed sliding doors leading to the rear garden. Radiator. Wood effect flooring. Access into the kitchen.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. 'Belling' style oven with hob and extractor over. Space for a washing machine. Space for a fridge freezer. Stainless steel sink with mixer tap and separate drainer unit. Wood effect flooring. Recessed down lighting.

First Floor Landing

Access into all rooms.

Bedroom

Double glazed window. Radiator. Storage cupboard.

Bedroom

Double glazed window. Radiator. Access into the loft.

Bedroom

Double glazed window. Radiator. Storage cupboard. Stairs rising to the loft room.

Loft Room

Velux window. Recessed down lighting.

Family Bathroom

Two double glazed windows. Fitted with a four piece white suite to include a tile enclosed bath with shower attachment over, shower enclosure with glass screen, freestanding wash hand basin and a low level w/c. Wood effect flooring. Partially tiled walls. Heated towel rail. Recessed down lighting.

To The Front

An area of front garden laid with loose stones.

To The Rear

A private rear garden arranged with areas of loose stone, lawn and patio. Enclosed by timber panel fencing and part walled. Outdoor tap. Gated rear access. Brick built store room.



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Total area: approx. 107.5 sq. metres (1157.1 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
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

