



**Birch Leys, Hemel Hempstead, HP2 7SA**  
**Asking price £425,000**

**Sears & Co**  
estate & letting agents



A SEMI DETACHED three bedroom family home situated in this popular position on Birch Leys, Hunters Oak, HP2. Accommodation includes an entrance hallway, OPEN PLAN living/dining room, WELL APPOINTED kitchen, first floor landing, three bedrooms and a REFITTED family bathroom with white suite. Externally the property further benefits from DRIVEWAY PARKING and a private rear garden. Council tax band D. Contact SOLE appointed selling agents Sears & Co to arrange your viewing.

### Front Door

### Entrance Hallway

Radiator. Wood effect flooring. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access into the kitchen and living/dining room.

### Living/Dining Room

Double glazed window. Double glazed door leading to the garden. Two radiators. Wood effect flooring.

### Kitchen

Double glazed window. Radiator. Fitted with a range of eye and base level units with work surfaces over. Integrated oven with hob and extractor over. Space for a freestanding fridge freezer and washing mashine. One and a half ceramic sink with drainer unit and mixer tap. Tiling to splash back areas. Wood effect flooring.

### First Floor Landing

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

### Bedroom One

Double glazed window. Radiator.

### Bedroom Two

Double glazed window. Radiator.

### Bedroom Three

Double glazed window. Radiator. Wood effect flooring.

### Family Bathroom

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

### To The Front

An area of block paving providing driveway parking. Outside light.

### To The Rear

A private garden laid with loose stones. Enclosed by timber panel fencing. Outside light. Outside tap. Outside sockets. Gated side access.

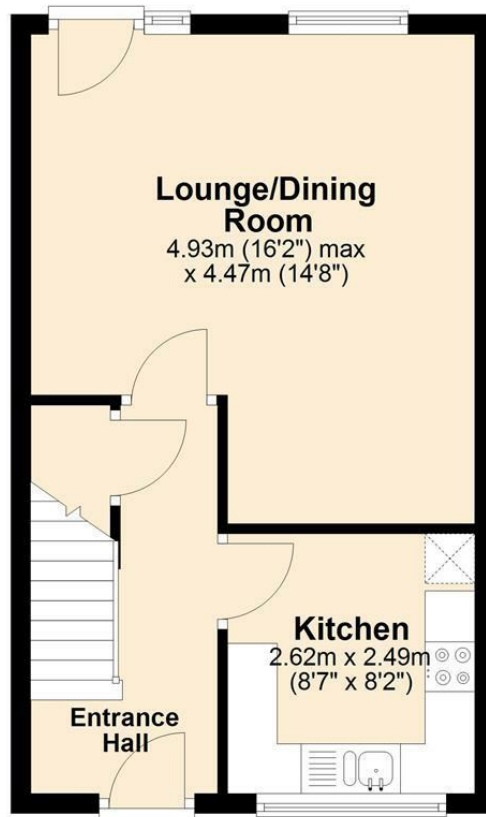


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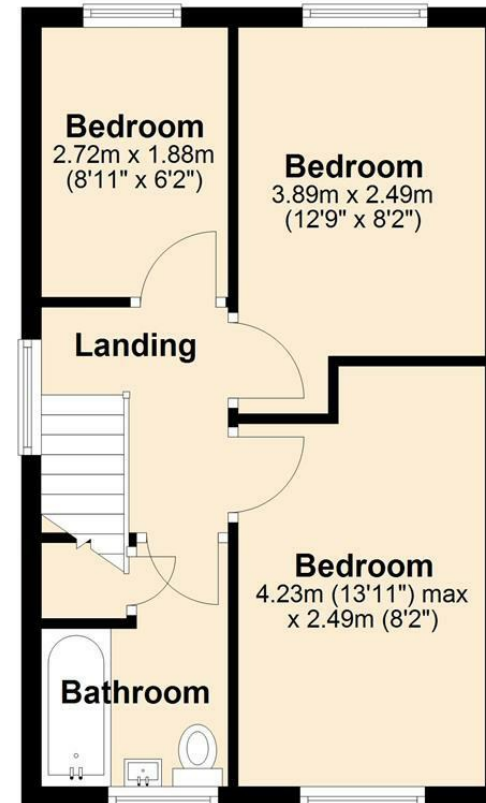
## Ground Floor

Approx. 34.2 sq. metres (367.7 sq. feet)



## First Floor

Approx. 34.2 sq. metres (367.7 sq. feet)



**Total area: approx. 68.3 sq. metres (735.5 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 ©

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**Sears & Co**

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF  
call: 01442 254 100



