



Avocet Road, Aspen Park, Hemel Hempstead, HP3 0FZ
Offers in excess of £500,000

Sears & Co
estate & letting agents

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

A SPACIOUS and WELL PRESENTED three bedroom family home with accommodation arranged over three floors, situated in this popular position on Avocet Road, Aspen Park, Apsley, HP3. The layout comprises an entrance hallway, SPACIOUS living/dining room, fitted kitchen, downstairs w/c, two WELL PROPORTIONED first floor bedrooms and a MODERN family bathroom. The principal bedroom is located on the second floor and benefits from an EN SUITE.

Externally the property further boasts from a GARAGE, with a parking space to the front, and a LOW MAINTENANCE private rear garden.

Contact SOLE appointed selling agents Sears & Co to arrange a viewing. Council tax band E.



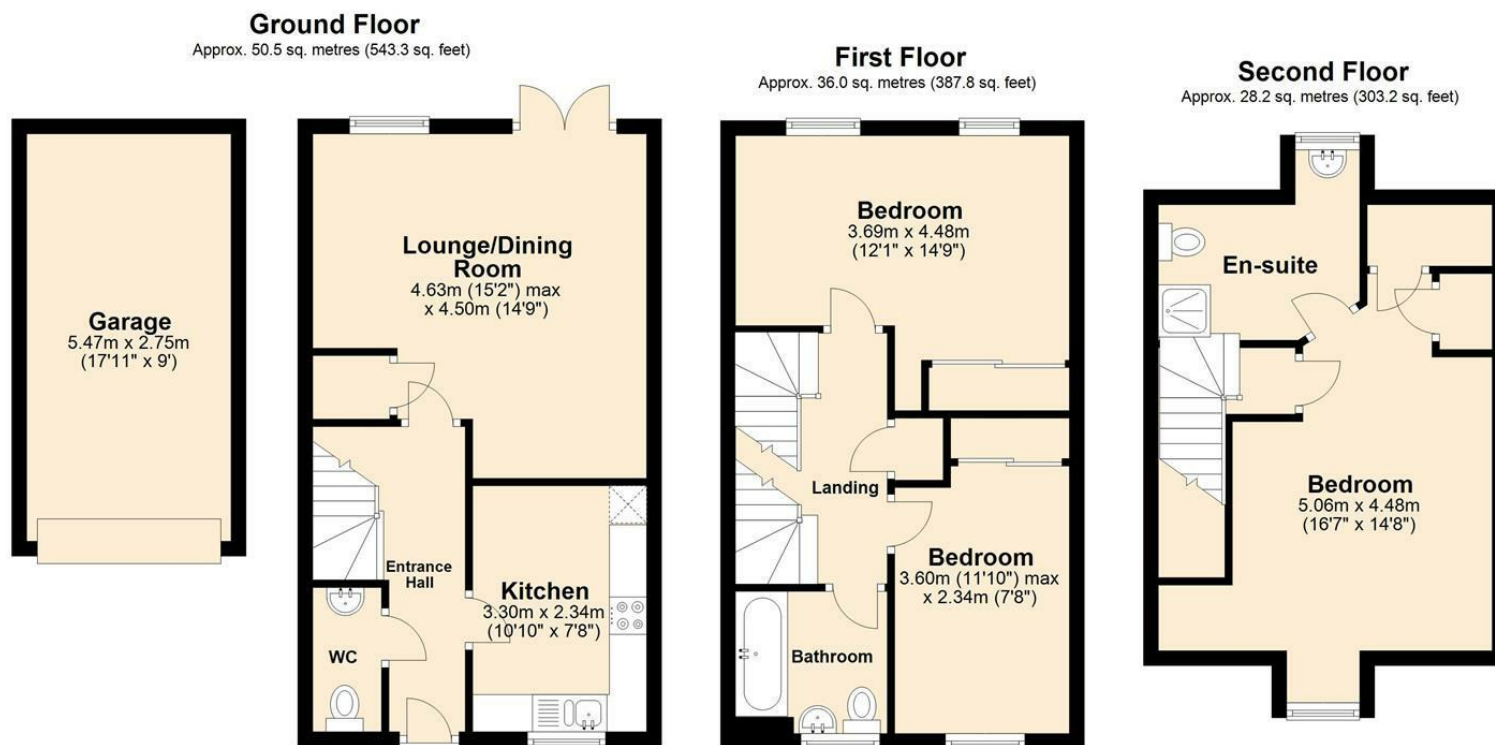
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	84
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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Total area: approx. 114.7 sq. metres (1234.3 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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