



Hunting Gate, Hemel Hempstead, HP2 6NX  
Asking price £400,000

**Sears & Co**  
estate & letting agents



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

AN EXTENDED three bedroom semi detached family home, situated in this popular corner plot position on Hunting Gate, HP2. Accommodation includes an entrance hallway, 24FT OPEN PLAN living/dining room, kitchen, downstairs w/c, three first floor bedrooms and a family bathroom. Externally the property further benefits from DRIVEWAY PARKING, a garage and a private rear garden. Council tax band D. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

### **Front Door**

### **Entrance Hallway**

Radiator. Storage cupboard. Stairs rising to the first floor accommodation. Access to the w/c and living room.

### **Living Room/Dining Room**

Two double glazed windows. Two radiators. Double glazed door leading to the rear garden. Fireplace. Storage cupboard. Access to the kitchen.

### **Kitchen**

Double glazed window. Double glazed door leading to the rear garden. Fitted with a range of eye and base level units with work surfaces over. Space for a freestanding oven, low level fridge, low level freezer, washing machine and dishwasher. Dual bowl stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Tiled flooring. Radiator.

### **W/C**

Double glazed window. Fitted with a cabinet enclosed wash hand basin and a low level w/c. Tiling to splash back area. Wood effect flooring. Radiator.

### **First Floor Landing**

Double glazed window. Airing cupboard. Access to the loft. Access to all rooms.

### **Bedroom**

Double glazed window. Radiator. Built in wardrobes.

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Double glazed window. Radiator.

### **Bedroom**

Double glazed window. Radiator.

### **Family Bathroom**

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with electric shower over, pedestal wash hand basin and a low level w/c. Radiator. Tiled flooring. Partially tiled walls.

### **To The Front**

An area of hardstanding providing driveway parking. An area of lawn. Access to the garage. Gated side access.

### **To The Rear**

A private garden arranged with areas of patio and lawn. Mature planting and hedging. Enclosed by a mixture of timber panel fencing, chain link fencing, hedging and part walled. Courtesy door to the garage. Courtesy door to the store room/shed. Gated side access.

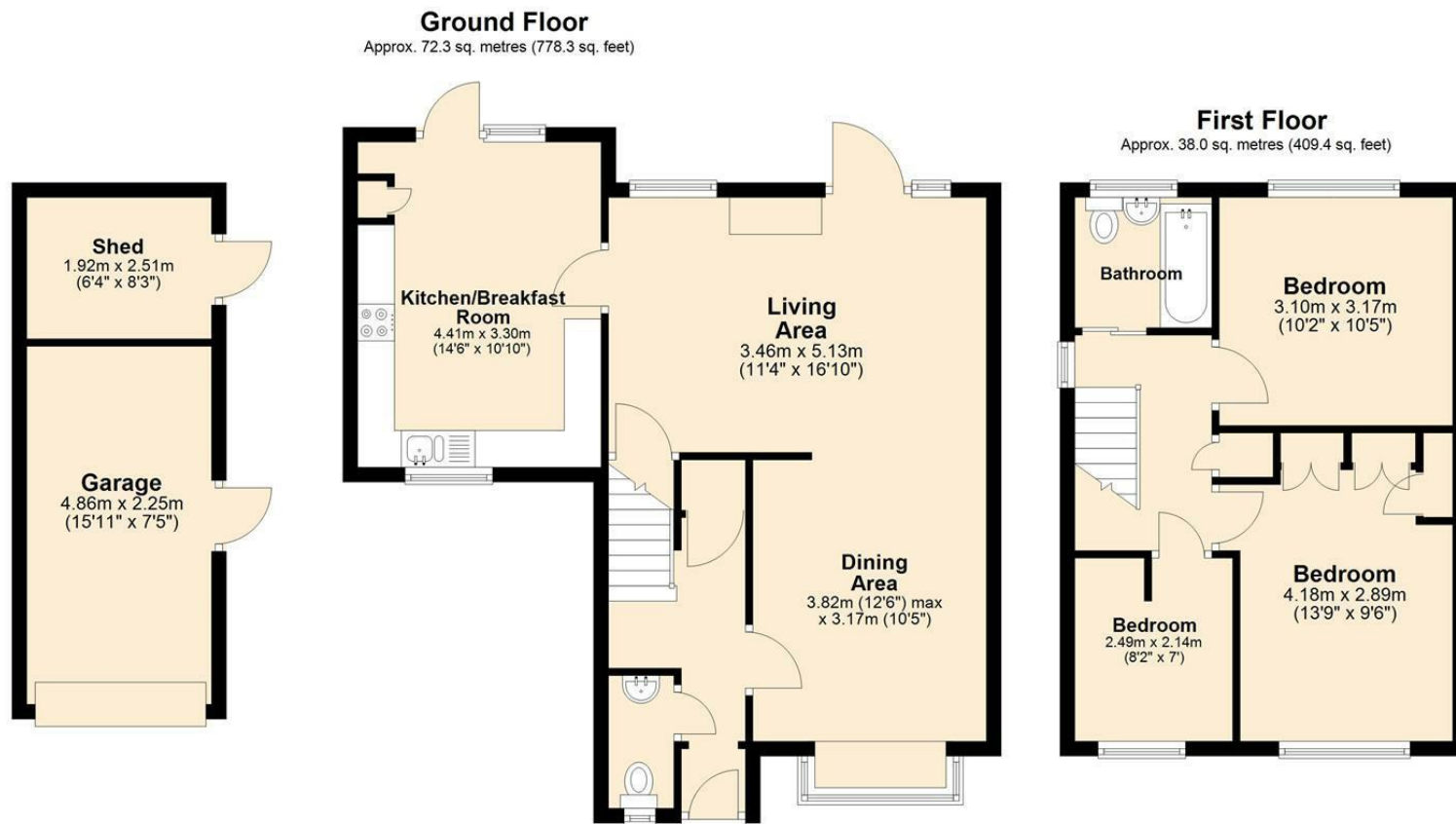
### **Garage**

Accessed via an 'up and over' door. Power and lighting.



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Total area: approx. 110.3 sq. metres (1187.7 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		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



