



**Acrewood, Hemel Hempstead, HP2 4LP**  
**Asking price £625,000**

**Sears & Co**  
estate & letting agents





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**Sears & Co**

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

A rarely available, well proportioned four bedroom detached family home situated in this delightful 'cul de sac' position on Acrewood, HP2, with accommodation spanning in excess of 1700 SQFT. The layout includes an entrance porch, entrance hallway, 19ft living room, impressive conservatory, open plan kitchen/breakfast room, useful utility room, principal bedroom with en suite, three further bedrooms and a family bathroom. Externally the property further benefits from driveway parking, a garage and a delightful private rear garden. Council tax band E. Contact sole appointed selling agents Sears & Co to arrange a viewing.

#### **Front Door**

#### **Entrance Porch**

Access to the entrance hallway.

#### **Entrance Hallway**

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

#### **Living Room**

Double glazed sliding doors leading to the conservatory. Radiator. Feature fireplace.

#### **Conservatory**

Double glazed conservatory with two doors to the rear garden.

#### **Kitchen/Breakfast Room**

Two double glazed windows. Two radiators. Fitted with a range of eye and base level units with work surfaces over. Integrated oven. Integrated gas hob with extractor over. Space for

a low level fridge and dishwasher. One and a half bowl stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Wood effect flooring. Archway to utility room.

#### **Utility Room**

Double glazed door leading to the side aspect. Fitted with a range of eye and base level units with work surfaces over. Stainless steel sink with drainer unit and mixer tap. Space for a freestanding washing machine and fridge freezer. Under stair storage cupboard. Tiled walls. Wood effect flooring.

#### **W/C**

Double glazed window. Fitted with a cabinet enclosed wash hand basin and a low level w/c. Tiling to splash back area. Chrome heated towel rail.

#### **First Floor Landing**

Access to the loft. Access to the family bathroom and four bedrooms.

#### **Principal Bedroom**

Double glazed window. Built in wardrobes. Access to the en suite shower room.

#### **En Suite**

Double glazed window. Fitted with a three piece suite to include a shower enclosure with glass screen, cabinet enclosed wash hand basin and a low level w/c. Tiled walls. Wood effect flooring. Chrome heated towel rail.

#### **Bedroom Two**

Double glazed window. Built in wardrobes. Access to dressing area.

#### **Dressing Area**

Double glazed window.

#### **Bedroom Three**

Double glazed window. Built in wardrobes.

#### **Bedroom Four**

Double glazed window. Built in wardrobes. Storage cupboard.

#### **Family Bathroom**

Double glazed window. Fitted with a four piece suite to include a shower enclosure, panel enclosed bath with shower attachment, cabinet enclosed wash hand basin and a low level w/c. Tiled walls. Wood effect flooring. Radiator.

#### **To The Front**

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

#### **Garage**

Accessed via a garage door to the front and a courtesy door to the rear. Lighting.

#### **To The Rear**

A private garden arranged with areas of patio and lawn. Planted borders. Enclosed by timber panel fencing and part walled. Gated side access. Outside tap. Outside light.





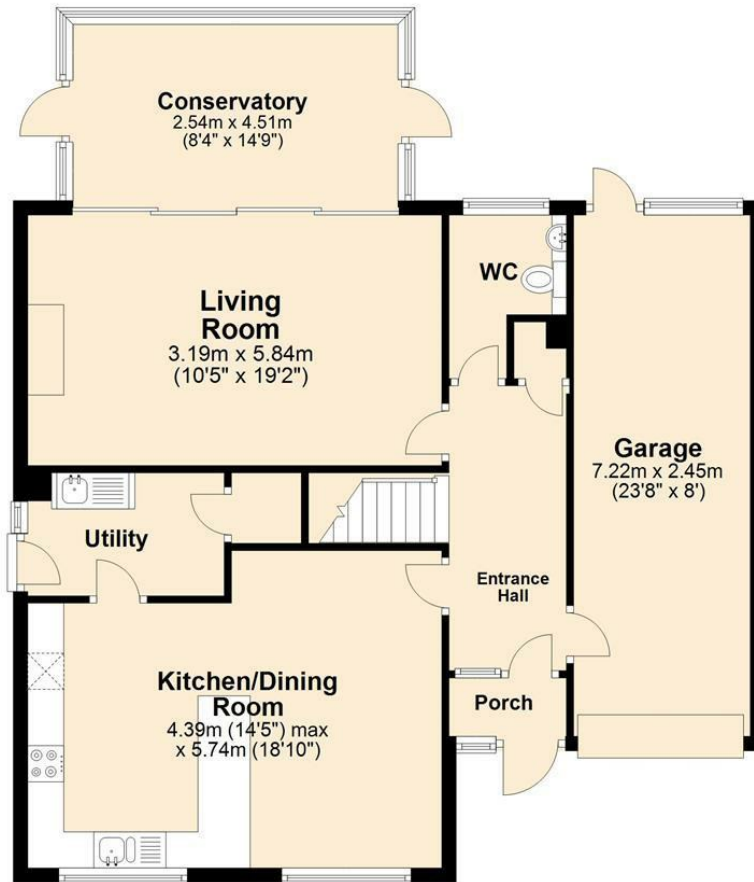






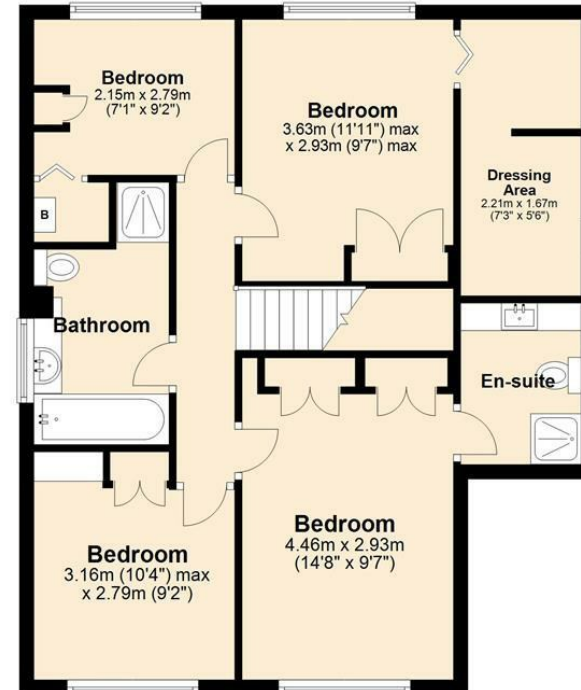
## Ground Floor

Approx. 95.8 sq. metres (1030.9 sq. feet)



## First Floor

Approx. 64.1 sq. metres (689.9 sq. feet)



Total area: approx. 159.9 sq. metres (1720.8 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		
55-68	D	62 D	82 B
39-54	E		
21-38	F		
1-20	G		