



Windmill Road, Hemel Hempstead, HP2 4BW
Offers in excess of £400,000

Sears & Co
estate & letting agents

A well presented three bedroom family home situated in this popular position on Windmill Road, Adeyfield, HP2. Accommodation includes an entrance hallway, open plan living/dining room, conservatory, well appointed kitchen, sideways/utility space, downstairs shower room, three first floor bedrooms and a refitted family bathroom. Externally the property further benefits from a private rear garden. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

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

Kitchen

Two double glazed windows. Fitted with a range of eye and base level units with work surfaces over. Integrated oven. Electric hob with extractor over. Space for a freestanding fridge freezer and dishwasher. Partially tiled walls. Tile effect flooring. Radiator. Access to the sideways/utility space.

Sideway/Utility Space

Double glazed window. Double glazed door to the front aspect. Double glazed door to the rear aspect. Tile effect flooring. Space for a freestanding fridge/freezer. Space and plumbing for a washing machine. Access to the downstairs shower room.

Shower Room

Fitted with an oversized shower area with electric shower, cabinet enclosed wash hand basin and a low level w/c. Tile effect flooring. Partially tiled walls. Extractor fan.

Living/Dining Room

Double glazed door leading to the conservatory. Double glazed window. Radiator.

Conservatory

Glazed sliding door leading to the rear garden. Tiled flooring. Built in blinds.

First Floor Landing

Double glazed window. Radiator. Storage cupboard. Access to the loft. Access to the family bathroom and three bedrooms.

Bedroom One

Double glazed window. Storage cupboard. Radiator. Range of wardrobes.

Bedroom Two

Double glazed window. Built in wardrobes with sliding doors.

Bedroom Three

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. Chrome heated towel rail. Tile effect flooring. Partially tiled walls.

To The Rear

A private garden arranged with areas of patio, lawn and decking. Enclosed predominantly by timber panel fencing.

To The Front

An area of front garden laid with lawn. Pathway leading to the front door.

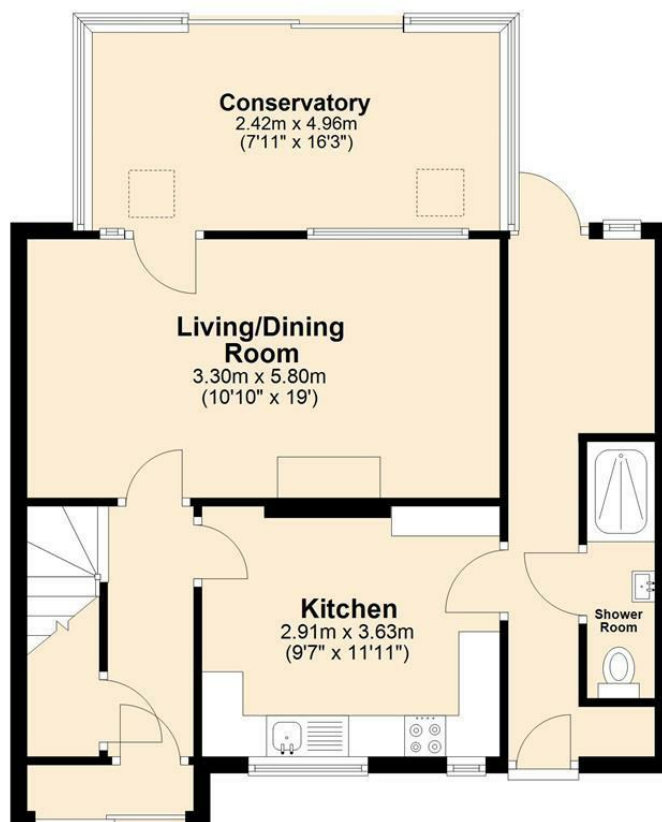


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Ground Floor

Approx. 62.5 sq. metres (672.4 sq. feet)



First Floor

Approx. 48.2 sq. metres (519.0 sq. feet)



Total area: approx. 110.7 sq. metres (1191.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

