



Larchwood Road, Hemel Hempstead, HP2 5NA
Asking price £395,000

Sears & Co
estate & letting agents

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

A well proportioned four bedroom terraced family home, situated in this popular position on Larchwood Road, Adeyfield, HP2 with accommodation spanning in excess of 1100 sqft. The layout includes an entrance hallway, living room, dining room, conservatory, kitchen, utility area, four first floor bedrooms, family bathroom and a separate w/c. Externally the property further benefits from an area of front garden and a private rear garden. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

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

Living Room

Double glazed bow window. Wood effect flooring. Radiator. Fireplace. Archway to the dining room.

Dining Room

Double glazed sliding doors to the conservatory. Radiator. Wood effect flooring. Access to the kitchen.

Conservatory

Double glazed door to the rear garden. Radiator. Tiled flooring.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Space for a freestanding fridge freezer, dishwasher, washing machine and oven. One and a half bowl sink with drainer unit and mixer tap. Tiling to splash back areas. Tile effect flooring. Radiator. Door leading to the rear garden. Archway to the utility area.

Utility Area

Tiled flooring. Door to the front aspect.

First Floor Landing

Airing cupboard. Radiator. Access to the loft. Access to the family bathroom, w/c and all bedrooms.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a panel enclosed bath with shower over and a pedestal wash hand basin. Radiator. Extractor fan. Tiled walls. Tiled flooring.

W/C

Double glazed window. Low level w/c. Partially tiled walls. Tiled flooring.

To The Front

An area of front garden. Access to the front door and side door.

To The Rear

A private garden arranged with areas of patio and artificial lawn. Enclosed predominantly with timber panel fencing. Outside tap.

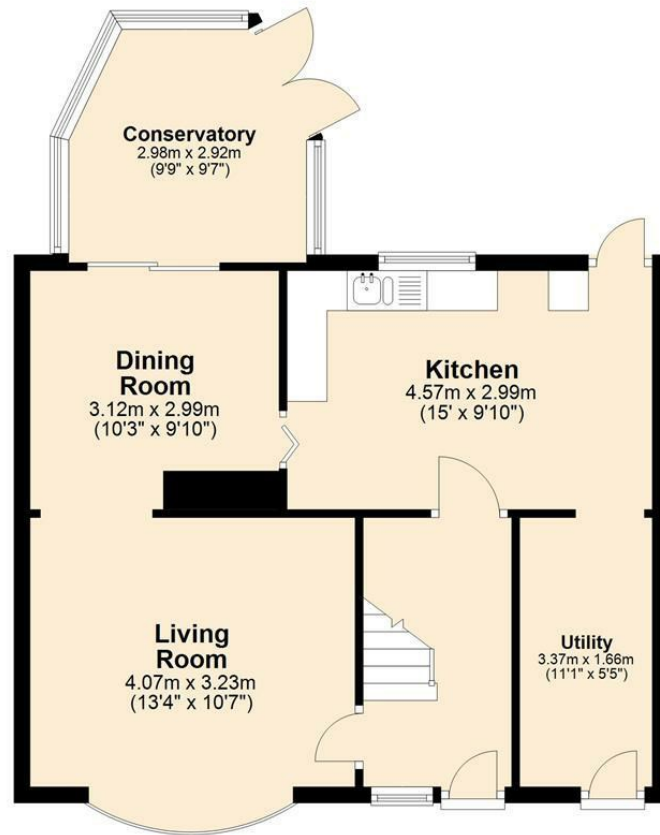


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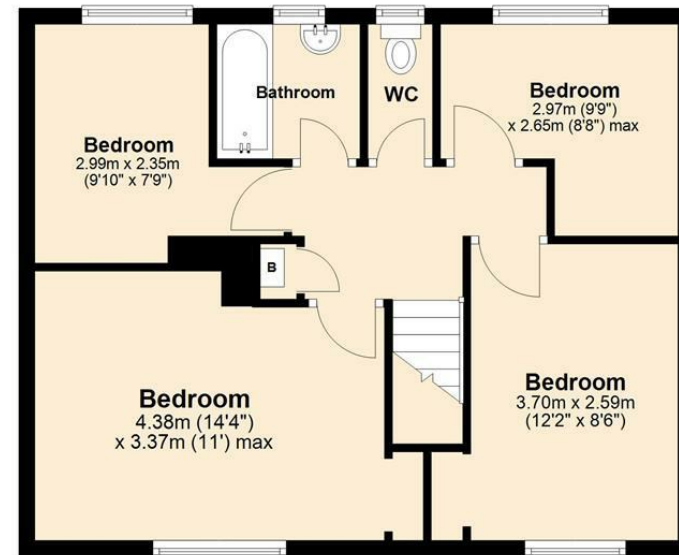
Ground Floor

Approx. 58.1 sq. metres (625.7 sq. feet)



First Floor

Approx. 52.7 sq. metres (567.0 sq. feet)



Total area: approx. 110.8 sq. metres (1192.7 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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Sears & Co

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

