



Lindlings, Hemel Hempstead, HP1 2HE
Asking price £600,000

Sears & Co
estate & letting agents



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Sears & Co

A rarely available four bedroom semi detached family home situated in this ideal position on Lindlings, Chaulden, HP1 with accommodation spanning in excess of 1500 sqft, including the garage/office.

The layout comprises an entrance hallway, living room, open plan 26ft kitchen/dining room, useful utility area, conservatory, downstairs w/c, four first floor bedrooms and a modern family bathroom with a four piece suite.

Externally the property further boasts driveway parking, an area of front garden, garage/office space and a private rear garden. Council tax band E. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Double Glazed Front Door

Entrance Porch

Vinyl flooring. Recessed down lighting. Access to the entrance hallway. Access to the w/c.

W/C

Double glazed window. Fitted with a cabinet enclosed wash hand basin and low level w/c. Heated towel rail. Recessed down lighting. Vinyl flooring. Tiled walls.

Entrance Hallway

Wood effect flooring. Radiator. Under stair storage. Stairs rising to the first floor landing. Access to the kitchen/dining room and living room.

Living Room

Double glazed bow window. Wood effect flooring. Two radiators.

Kitchen/Dining Room

Double glazed window. Double glazed sliding doors leading to the conservatory. Fitted with a range of eye and base level units with granite work surfaces over also forming upstands, splash back to the hob, window sill, drainer groves and a breakfast bar. Integrated one and a half 'Neff' oven. Five ring gas hob with 'Neff' extractor over. Integrated dishwasher. One and a half bowl sink with mixer tap. Recessed down lighting. Wood effect flooring. Vertical radiator. Open plan to the utility area.

Utility Area

Double glazed window. Double glazed door to the side aspect. Fitted with a range of eye and base level units with granite work surfaces over also forming upstands and drainer groves. Space for a washing machine and tumble dryer. Stainless steel sink with mixer tap. Storage cupboard. Vertical radiator. Wood effect flooring.

Conservatory

Part brick and part double glazed construction. Double doors leading to the rear garden. Wood effect flooring. Radiator.

First Floor Landing

Double glazed window. Airing cupboard with radiator. Access to the loft. Access to the family bathroom and four bedrooms.

Bedroom

Two double glazed windows. Vertical radiator. Built in wardrobe.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Vertical radiator.

Family Bathroom

Double glazed window. Fitted with a four piece suite to include a shower cubicle with independent shower, tile enclosed bath with shower attachment, vanity wash hand basin and a low level w/c. Heated towel rail. Partially tiled walls. Wood effect flooring. Recessed down lighting. Extractor fan.

To The Front

An area of hardstanding providing driveway parking. An additional area of frontage laid with block paving, lawn and loose stones. Outside light. Electric car charging point. Pathway and steps to the front door. Access to the garage. Gated side access.

Garage/Office

Courtesy door from the rear garden to the office space. Accessed via an roller door to the front. Two double glazed windows. Power. Recessed down lighting.

To The Rear

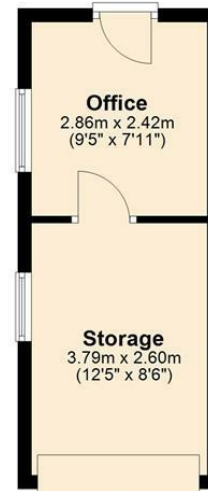
A private garden arranged with areas of patio, lawn and decking. Planted borders. Enclosed primarily by timber panel fencing. Courtesy door to the garage.





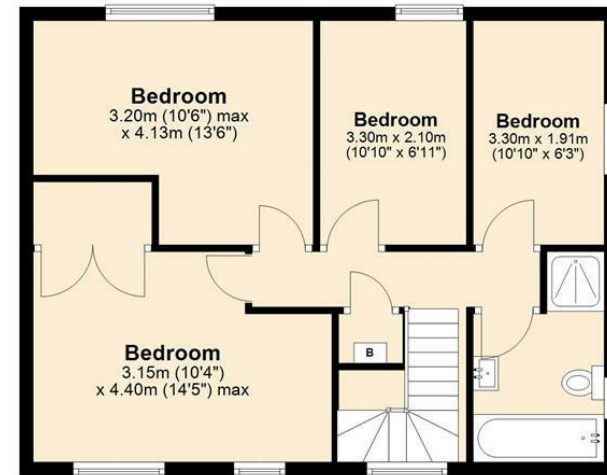
Ground Floor

Approx. 89.7 sq. metres (965.3 sq. feet)



First Floor

Approx. 53.6 sq. metres (576.9 sq. feet)



Total area: approx. 143.3 sq. metres (1542.2 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		
69-80	C		
55-68	D	59 D	75 C
39-54	E		
21-38	F		
1-20	G		