



Corner Hall Avenue, Hemel Hempstead, HP3 9EE
Offers in excess of £450,000

Sears & Co
estate & letting agents

An extended and superbly presented, two bedroom family home situated in this popular position on Corner Hall Avenue, HP3. The layout comprises an entrance hallway, living area, luxuriously appointed 17ft kitchen/dining room, useful utility room, two first floor double bedrooms and a refitted family bathroom. Externally the property further benefits driveway parking and a delightful, tiered, private rear garden. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Composite Front Door

Entrance Hallway

Stained glass window. Radiator. Wood flooring. Under stair storage cupboard. Storage cupboard. Stairs rising to the first floor accommodation. Access to the utility room and living room.

Living Room

Double glazed window. Radiator. Feature fireplace. Wood flooring. Open plan to the kitchen/dining room.

Kitchen/Dining Room

Double glazed doors leading to the rear garden. Skylight. Fitted with a range of eye and base level units with work surfaces over forming upstands and a breakfast bar. Integrated dishwasher. Space for a freestanding range oven. Inset sink with mixer tap. Wood flooring. Radiator. Recessed down lighting.

Utility Room

Double glazed window. Space for a freestanding washing machine, tumble dryer and fridge freezer. Wood flooring. Radiator. Recessed down lighting.

First Floor Landing

Double glazed window. Radiator. Wood flooring. Access to the loft. Access to the family bathroom and two bedrooms.

Bedroom One

Double glazed window. Radiator. Wood flooring. Storage cupboard. Feature fireplace.

Bedroom Two

Double glazed window. Radiator. Wood flooring.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with rainfall shower head over and glass screen, cabinet enclosed wash hand basin and a low level w/c. Chrome heated towel rail. Wood flooring.

To The Front

An area of hard standing providing driveway parking. Pathway and steps leading to the front door. Outside light. Gated side access.

To The Rear

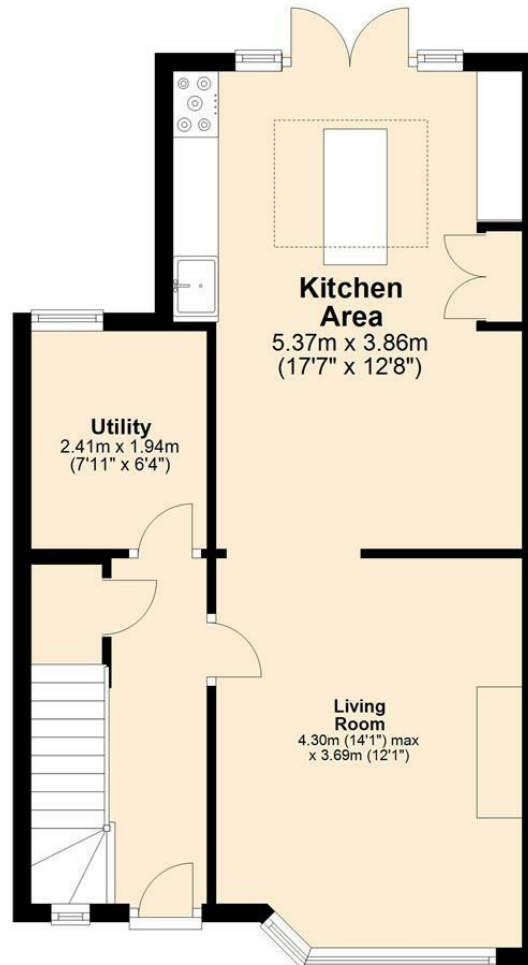
A private garden arranged with tiered areas of hard standing, lawn and shingle. Planted borders. Mature trees. Shed. Enclosed by timber panel fencing. Outside tap. Outside light. Gated side access.



Sears & Co

www.searsandco.co.uk call: 01442 254 100

Ground Floor
Approx. 46.6 sq. metres (501.8 sq. feet)



First Floor
Approx. 35.5 sq. metres (381.8 sq. feet)



Total area: approx. 82.1 sq. metres (883.6 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.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

www.searsandco.co.uk

Sears & Co

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100

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

