



Laureate Way, Hemel Hempstead, HP1 3RL
Asking price £625,000

Sears & Co
estate & letting agents

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

An extended and superbly presented, five bedroom detached family home situated in this prime position on Laureate Way, Gadebridge Park, HP1 with accommodation spanning in excess of 1400 sqft.

The layout comprises an entrance hallway, delightful 26ft living/family room, luxuriously appointed kitchen/dining room, cinema room, principal bedroom with en suite, four further bedrooms and a refitted family bathroom.

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



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Front Door

Entrance Hallway

Double glazed window. Tiled flooring. Radiator. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access to the cinema room, kitchen/dining room and living/family room.

Living/Family Room

Double glazed box window. Double glazed doors leading to the rear garden. Herringbone oak flooring. Vertical radiator. Access to the kitchen/dining room.

Kitchen/Dining

Two glazed windows. Two velux windows. Double glazed doors leading to the rear garden. Fitted with a range of eye and base level units

with granite stone work surfaces over also forming upstands and drainer groves. Integrated one and a half oven. Integrated electric hob and extractor fan. Integrated dishwasher. Space for a freestanding fridge freezer and washing machine. Inset stainless steel sink with mixer tap. Vertical radiator. Feature radiator. Wood effect Amtico flooring. Recessed down lighting.

Cinema Room

Double glazed window. Recessed down lighting. Herringbone oak flooring.

First Floor Landing

Airing cupboard. Bamboo flooring. Access to the loft. Access to the family bathroom and five bedrooms.

Principal Bedroom

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

En Suite

Double glazed window. Fitted with a three piece suite to include a shower enclosure, cabinet enclosed wash hand basin and a low level w/c. Wood effect tiled flooring. Tiling to splash back areas. Chrome heated towel rail.

Bedroom

Double glazed window. Radiator. Bamboo flooring.

Bedroom

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Bedroom

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Bedroom

Double glazed window. Radiator. Bamboo flooring.

Family Bathroom

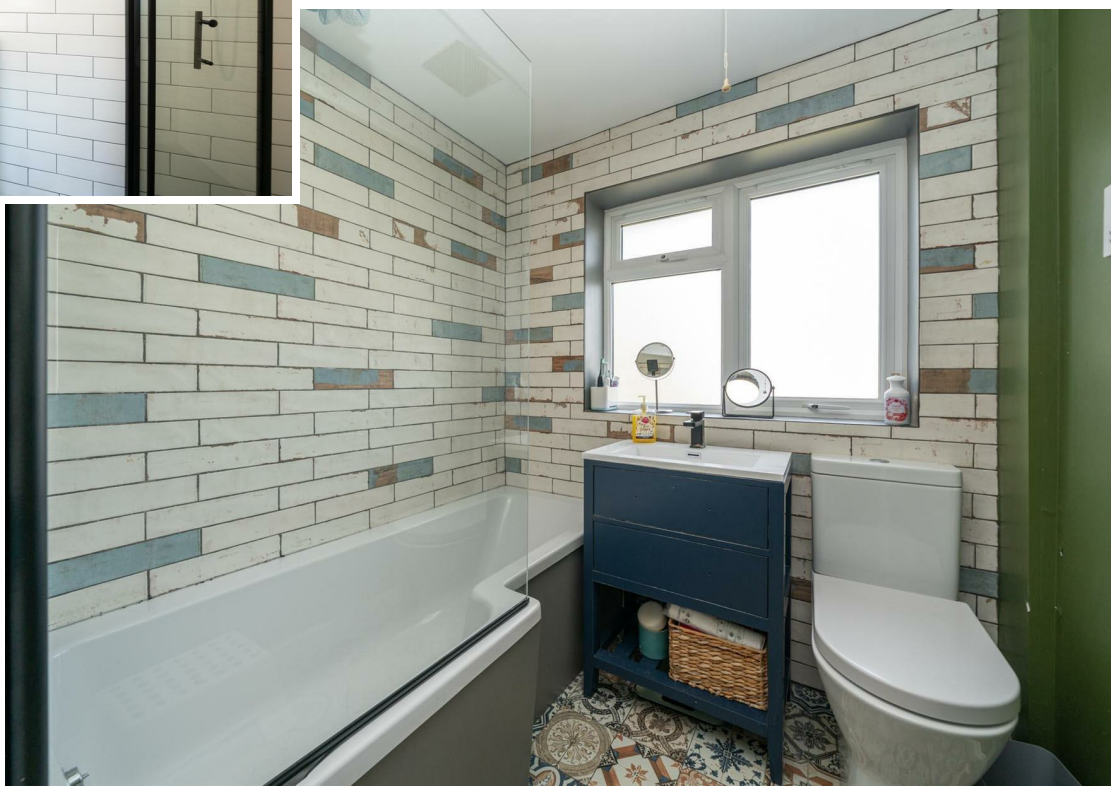
Double glazed window. Fitted with a three piece suite to include a 'L' shaped shower bath with glass screen and shower over, cabinet enclosed wash hand basin and a low level w/c. Chrome heated towel rail. Tiled flooring. Tiling to splash back areas.

To The Front

An area of hardstanding providing driveway parking. An area of front garden laid with patio and loose stones. Outside light. Gated side access.

To The Rear

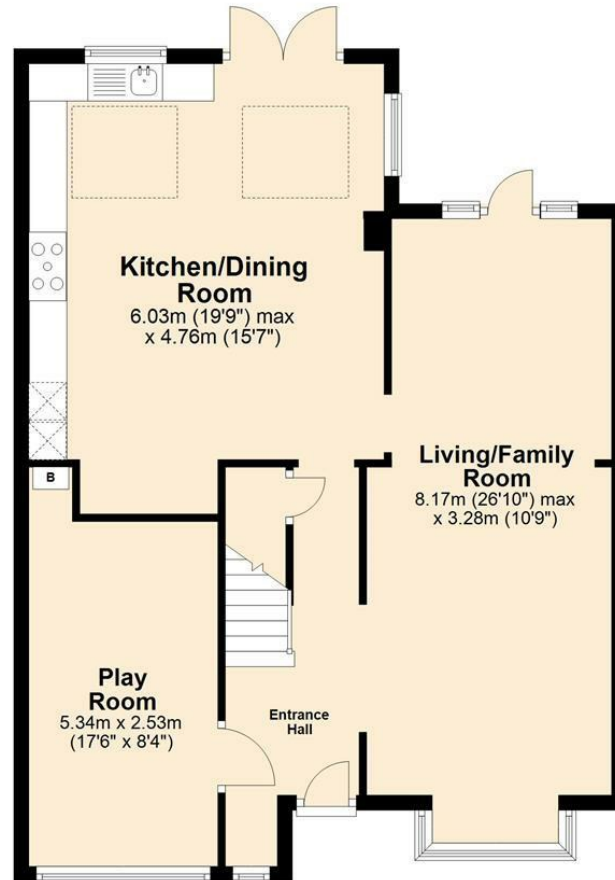
A private garden arranged with areas of patio and lawn. Enclosed predominately by timber panel fencing. Gated side access. Outside light.





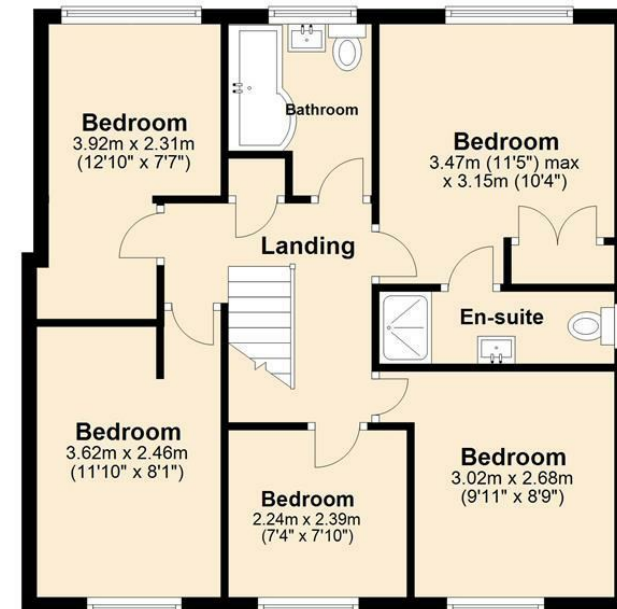
Ground Floor

Approx. 74.0 sq. metres (796.4 sq. feet)



First Floor

Approx. 58.7 sq. metres (632.3 sq. feet)



Total area: approx. 132.7 sq. metres (1428.7 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.□

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		