



Hasedines Road, Hemel Hempstead, HP1 3RA
Asking price £450,000

Sears & Co
estate & letting agents

A well proportioned three bedroom family home situated in this popular position on Hasedines Road, HP1 with accommodation spanning in excess of 1200 sqft.

Accommodation includes an entrance porch, entrance hallway, well appointed living room, dining room, kitchen, three first floor bedrooms, refitted family bathroom and a useful loft room.

Externally the property further benefits from driveway parking and a private rear garden. Council tax band D. Contact sole appointed selling agent Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Recessed down lighting. Tiled flooring. Access to the entrance hallway.

Entrance Hallway

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

Living Room

Double glazed window. Radiator. Archway to the dining room.

Dining Room

Double glazed doors leading to the rear garden. Radiator. Archway leading to the kitchen.

Kitchen

Double glazed window. Double glazed door leading to the side aspect. Fitted with a range of eye and base level units with work surfaces over. Space for a freestanding dishwasher, washing machine, oven and fridge freezer. One and a half bowl sink with drainer unit and mixer tap. Tiling to

splash back areas. Tile effect flooring. Storage cupboard. Door to the side aspect.

Side Aspect

Glazed door leading to the front. Glazed door to the rear.

First Floor Landing

Double glazed window. Storage cupboard. Stairs rising to the loft room. Access to the family bathroom and three bedrooms.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower attachment and rainfall style shower head over, cabinet enclosed wash hand basin and low level w/c. Tiled walls. Tiled window sill. Tiled flooring. Chrome heated towel rail. Extractor fan.

Loft Room

Four double glazed velux windows. Radiator. Eaves. Recessed down lighting.

To The Rear

A private garden arranged with areas of patio and lawn. Enclosed by a mixture of timber panel fencing and part walled. Brick built store cupboard.

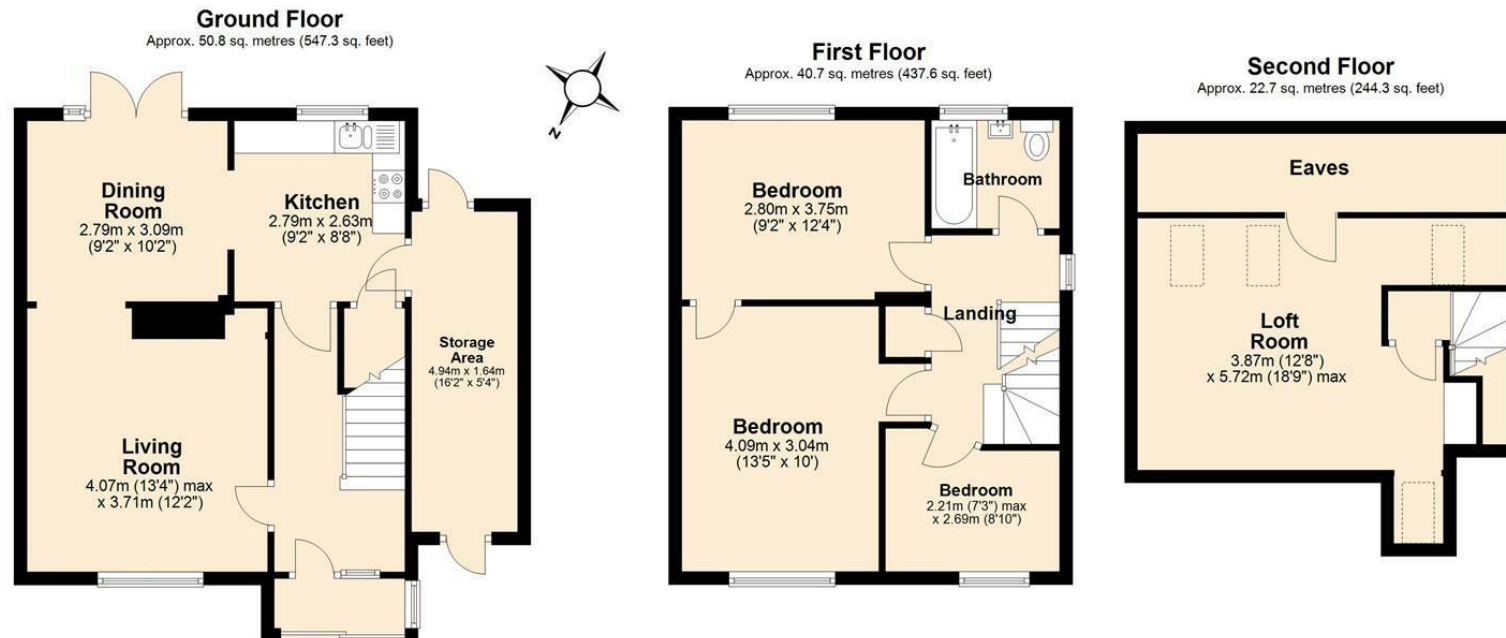
To The Front

An area of block paving providing driveway parking. Gated side access. Outside light.



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Total area: approx. 114.2 sq. metres (1229.2 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
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

