



Windmill Road, Hemel Hempstead, HP2 4BN
Asking price £485,000

Sears & Co
estate & letting agents

An exceptionally presented, three bedroom family home, situated in this popular position on Windmill Road, Adeyfield, HP2 with accommodation spanning in excess of 1000 sqft.

The layout comprises an entrance hallway, well appointed 19ft living/dining room, luxuriously refitted kitchen with integrated appliances, useful utility room, w/c, three well proportioned bedrooms and a modern family bathroom.

Externally the property further benefits from driveway parking and an immaculately maintained private rear garden. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Double Glazed Front Door

Entrance Hallway

Built in foot mat. Radiator. Wood effect flooring. Recessed down lighting. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access to the kitchen and living/dining room.

Living/Dining Room

Double glazed window. Double glazed doors leading to the rear garden. Radiator. Wood effect flooring. Electric fire. Recessed down lighting.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with quartz work surfaces over also forming upstands and drainer groves. Integrated 'Neff' electric induction hob with extractor over. Integrated 'Neff' 'hide and slide' oven and separate grill/microwave. Integrated low level fridge and dishwasher. Inset sink with mixer tap. Wood flooring. Two vertical radiators. Wine rack. Display shelving. Recessed down lighting. Access to the utility room.

Utility Room

Double glazed door to the front aspect. Double glazed door to the rear aspect. Fitted with a worksurface also forming upstands. Fitted eye level units. Space for a freestanding washing machine, tumble dryer and freezer. Wood effect

flooring. Radiator. Recessed down lighting. Two storage cupboards. Access to the w/c.

W/C

Fitted with a wall mounted wash hand basin and a low level w/c. Vanity mirror. Recessed down lighting. Tiled walls. Wood effect flooring.

First Floor Landing

Double glazed window. Radiator. Airing cupboard. Recessed down lighting. Access to the loft. Access to the family bathroom and all bedrooms.

Bedroom

Double glazed window. Radiator. Wood effect flooring. Built in wardrobes.

Bedroom

Double glazed window. Radiator. Wood effect flooring. Storage cupboard.

Bedroom

Double glazed window. Radiator.

Family Bathroom

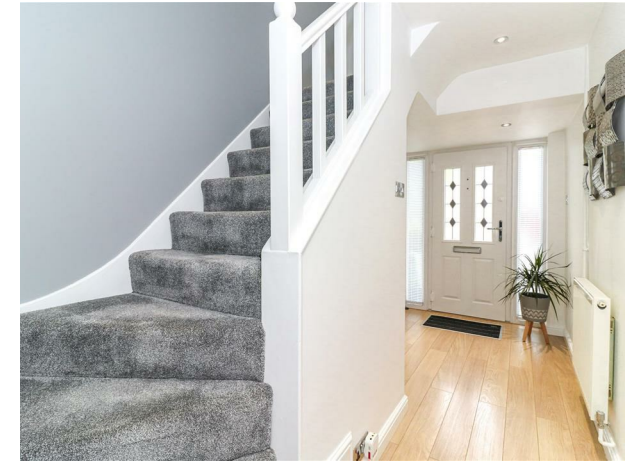
Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with glass screen and shower over, vanity wash hand basin and an enclosed cistern w/c. Tiled walls. Tiled flooring. Heated towel rail. Recessed down lighting.

To The Front

An area of block paving providing driveway parking. Outside lights.

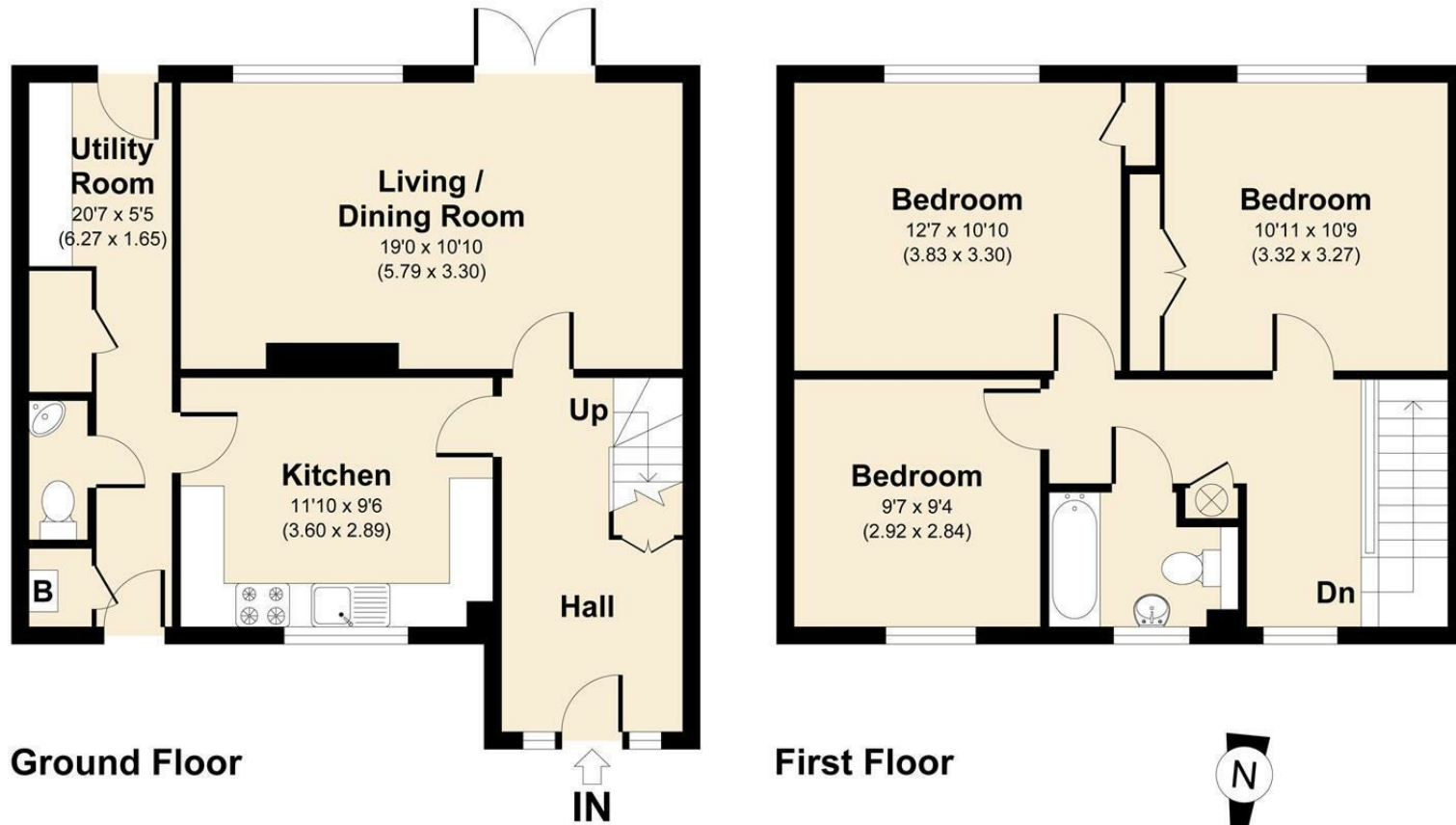
To The Rear

A private garden arranged with areas of patio and lawn. Area of slate chippings and planted borders. Shed. Enclosed by timber panel fencing. Outside tap.



Sears & Co

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Ground Floor

First Floor

Windmill Road, HP2

APPROXIMATE GROSS INTERNAL AREA 1045 SQ FT / 97.08 SQ M

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www.searsandco.co.uk

Sears & Co

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

