



Ellingham Road, Hemel Hempstead, HP2 5LL
Asking price £750,000

Sears & Co
estate & letting agents



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Sears & Co

An extended and well proportioned four bedroom, three bathroom, semi detached family home, situated in this exclusive position on Ellingham Road, Adeyfield, HP2, with accommodation spanning in the excess of 1700 sqft.

The layout comprises an entrance hallway, living room, impressive 27ft open plan kitchen/dining/family room, office, downstairs w/c, principal bedroom with en suite, second bedroom with en suite, two further bedrooms and a refitted family bathroom.

The property further benefits from a substantial area of frontage providing driveway parking and a delightful south facing rear garden. Council tax band E. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Radiator. Herringbone style flooring. Storage cupboard. Stairs rising to the first floor accommodation. Access to the w/c, office, kitchen, and living room.

Living Room

Double glazed box window. Double glazed doors leading to the rear garden. Herringbone style flooring. Radiator. Fireplace.

Kitchen/Dining Room

Two double glazed windows. Fitted with a range of eye and base level units with work surfaces over. Integrated dishwasher. Space for a freestanding oven. Extractor fan. Space for a freestanding fridge freezer. Tiling to splash back areas. Ceramic sink with drainer and mixer tap.

Tiled flooring. Recessed down lighting. Storage cupboard. Open plan to the dining area.

Family Area

Two double glazed windows. Double glazed doors leading to the rear garden. Tiled flooring. Radiator.

Office

Double glazed window. Radiator. Herringbone style flooring.

Downstairs W/C

Double glazed window. Fitted with a cabinet enclosed wash hand basin and a low level w/c. Tiling to splash back area. Tiled flooring. Radiator.

First Floor Landing

Double glazed window. Radiator. Storage cupboard. Herringbone style flooring. Access to the loft. Access to the family bathroom and four bedrooms.

Principal Bedroom

Double glazed window. Radiator. Built in wardrobe. Herringbone style 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 low level w/c. Tiled walls. Tiled flooring. Chrome heated towel rail. Extractor fan.

Bedroom Two

Double glazed bay window. Radiator. Herringbone style 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 low level w/c. Tiled walls. Tiled flooring. Chrome heated towel rail. Extractor fan.

Bedroom Three

Double glazed window. Radiator. Herringbone style flooring.

Bedroom Four

Double glazed window. Radiator. Herringbone style flooring. Built in wardrobes.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a tile enclosed bath with shower over, cabinet enclosed wash hand basin and low level w/c. Tiled flooring. Tiled walls. Radiator. Storage cupboard. Extractor fan.

To The Front

A substantial area of loose stones providing driveway parking. Area of lawn. Outside light. Gated side access.

To The Rear

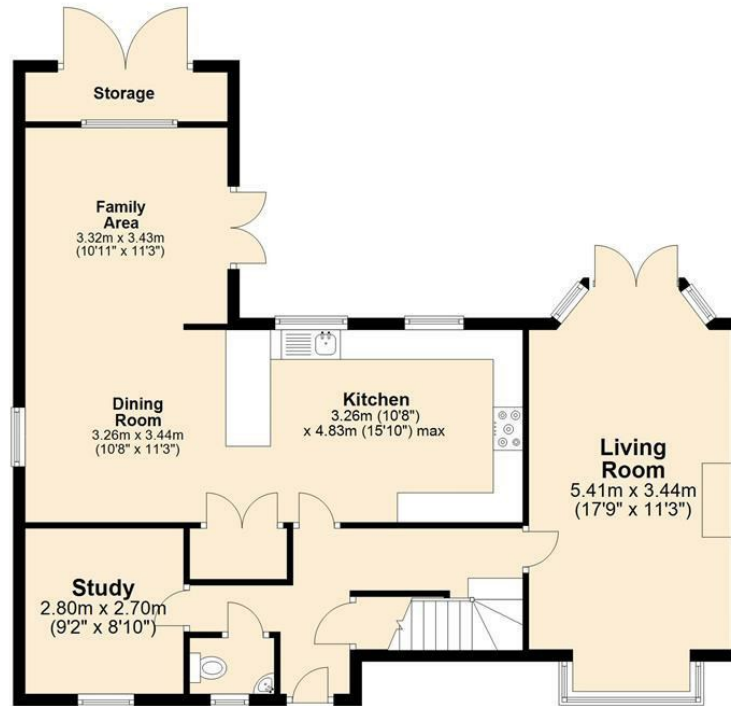
A private garden arranged with areas of patio, lawn and decking. Planted borders. Enclosed by timber panel fencing and part walled. Outside light. Outside tap. Gated side access.





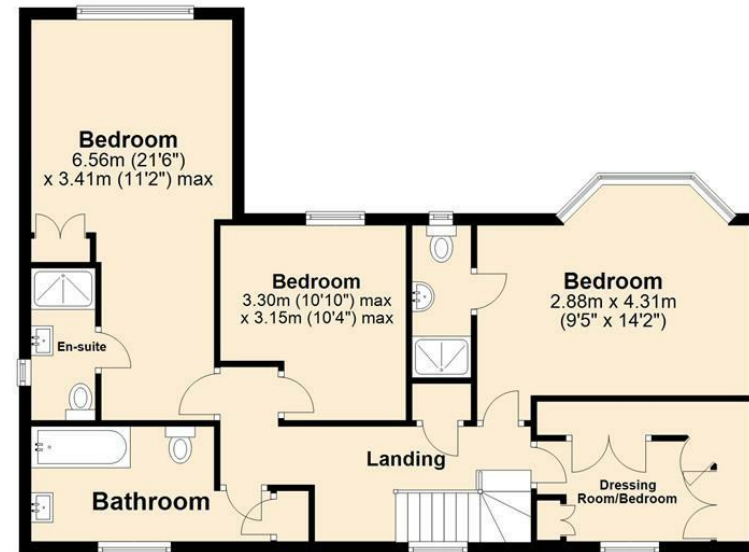
Ground Floor

Approx. 82.6 sq. metres (889.5 sq. feet)



First Floor

Approx. 76.3 sq. metres (821.7 sq. feet)



Total area: approx. 159.0 sq. metres (1711.2 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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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		
55-68	D	65 D	74 C
39-54	E		
21-38	F		
1-20	G		