



Bramfield Place, Hemel Hempstead, HP2 7NZ
Asking price £425,000

Sears & Co
estate & letting agents

An extended two bedroom semi-detached bungalow situated in this popular position on Bramfield Place, Hemel Hempstead, HP2.

Accommodation is arranged on the ground floor and includes an entrance porch, entrance hallway, spacious living room, separate dining room, a refitted kitchen two well proportioned bedrooms and a refitted shower room.

Externally the property further benefits from driveway parking, a garage, a substantial frontage currently arranged as a front garden and a mature private rear garden. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Porch

Radiator. Storage cupboard. Internal door to the entrance hallway.

Entrance Hallway

Radiator. Access to the loft. Access to both bedrooms, shower room and living room.

Living Room

Double glazed doors leading to the rear garden. Two radiators. Storage cupboard. Access to the dining room.

Dining Room

Radiator. Access to the kitchen.

Kitchen

Double glazed windows. Double glazed door leading to the rear garden. Fitted with a range of eye and base level units with work surfaces over. Integrated double oven. Integrated gas hob with extractor fan over. Space for a free standing fridge freezer and washing machine. Stainless steel one

and a half bowl sink with drainer unit and mixer tap. Tiling to splash back areas. Radiator. Wood effect flooring. Recessed down lighting.

Bedroom One

Double glazed bow window. Radiator. Fitted with a range of furniture.

Bedroom Two

Double glazed window. Radiator. Built in wardrobes.

Shower Room

Double glazed window. Fitted with a three piece suite to include an oversized shower enclosure with glass screen, cabinet enclosed wash hand basin and a low level w/c. Storage cupboard. Tiled walls. Tiled flooring. Chrome heated towel rail. Extractor fan. Recessed down lighting.

To The Front

An area of hard standing providing driveway parking. An area of front garden laid with lawn and a pathway leading to the front door. Outside light. Access to the garage. Gated side access.

To The Rear

A private garden arranged with areas of patio and lawn. Enclosed by timer panel fencing. Planted borders. Outside light. Outside Tap. Gated side access.

Garage

Accessed via an electric door. Power and lighting.



Sears & Co

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



Bramfield Place, HP2

APPROXIMATE GROSS INTERNAL AREA 897 SQ FT / 83.31 SQ M. INC. GARAGE

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 43 E | |
| 21-38 | F | | |
| 1-20 | G | | |

