



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

Sears & Co
estate & letting agents

An impressive and well proportioned three bedroom family home that has been renovated to a high standard by the existing owners and is situated in this popular position on Hasedines Road, HP1.

Accommodation includes an entrance hallway, living room, luxuriously appointed open plan kitchen/dining room, three well proportioned first floor bedrooms and a family bathroom with a four piece suite including a free standing bath.

The property further benefits from an area of block paved frontage and a well maintained south facing rear garden with a brick built store incorporating a w/c. Council tax band C. Contact sole appointed selling agent Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Double glazed window. Radiator. Under stairs storage cupboard. Recessed down lighting. Herringbone wood effect flooring. Stairs rising to the first floor accommodation. Access to the kitchen/dining room and living room.

Living Room

Double glazed bow window. Radiator. Recessed down lighting. Herringbone wood effect flooring. Archway leading to the kitchen/dining room.

Kitchen/Dining Room

Double glazed window. Double glazed doors leading to the rear garden. Radiator. Fitted with a range of eye and base level units with stone effect work surfaces over also forming upstands. Integrated washing machine, dishwasher and fridge freezer. Space for a free standing

range style cooker. Inset sink with mixer tap and drainer groves. Extractor fan. Recessed down lighting. Herringbone wood effect flooring

First Floor Landing

Storage cupboard. Recessed down lighting. Access to the loft. Access to the family bathroom and all bedrooms.

Bedroom One

Double glazed window. Radiator. Recessed down lighting.

Bedroom Two

Double glazed window. Radiator. Recessed down lighting.

Bedroom Three

Two double glazed windows. Radiator. Storage cupboard. Recessed down lighting.

Family Bathroom

Double glazed window. Fitted with a four piece suite to include a shower enclosure with rainfall shower attachment over, free standing bath with shower attachment, cabinet enclosed wash hand basin and a low level w/c. Heated towel rail. Extractor fan. Tiled walls. Wood effect flooring. Recessed down lighting.

To The Front

An area of frontage laid with block paving. Outside light. Shared gated side access.

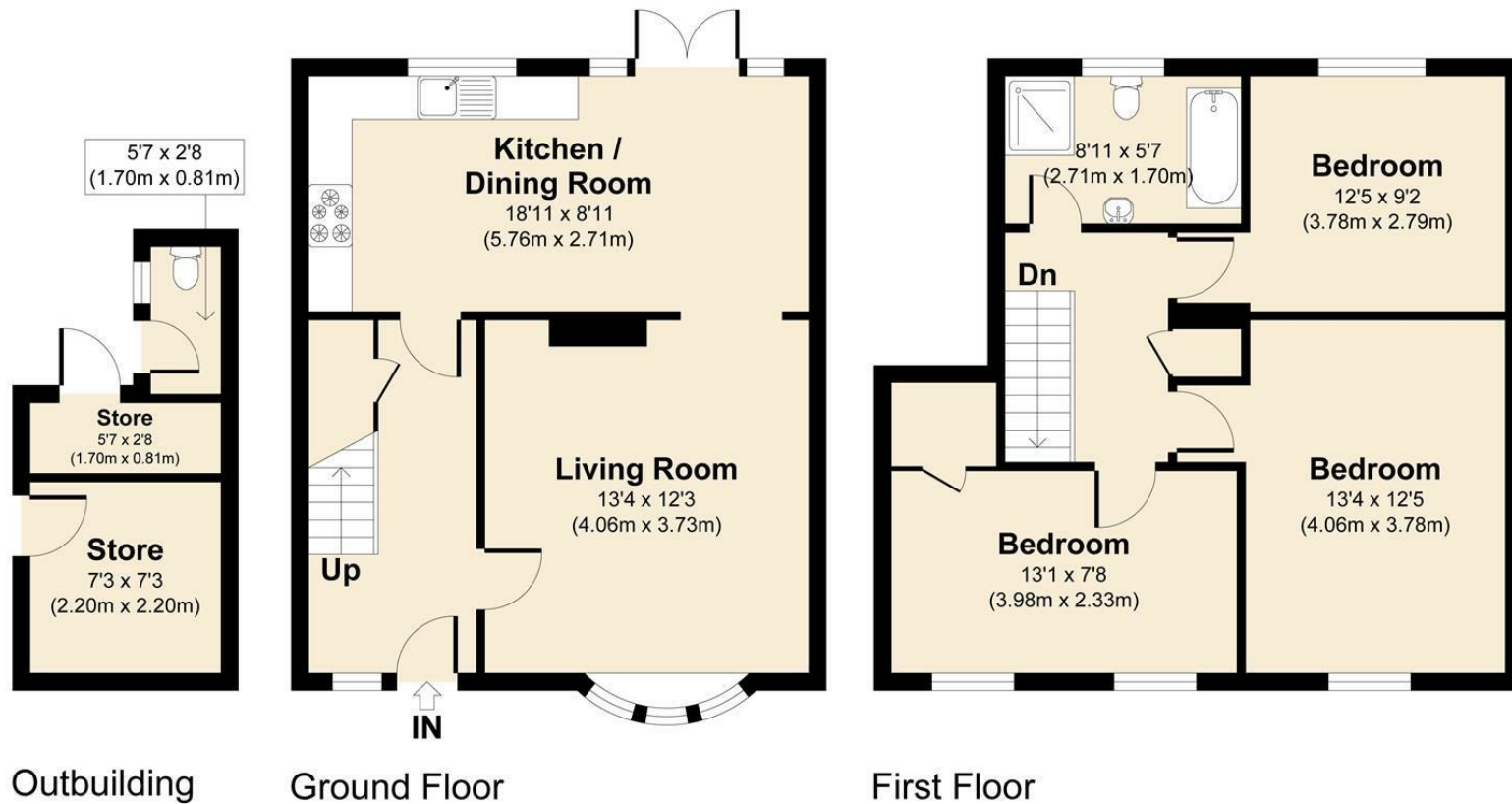
To The Rear

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



Sears & Co

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



Hasedines Road, HP1

APPROXIMATE GROSS INTERNAL AREA 993.93 SQ FT / 92.34 SQ M. INC. OUTBUILDING

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call: 01442 254 100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	89 B

