



Quendell Walk, Hemel Hempstead, HP2 5UU
Asking price £350,000

Sears & Co
estate & letting agents

**** NO UPPER SALES CHAIN ****

A well proportioned two bedroom, mid terraced, family home situated in this popular position on Quendell Walk, Adeyfield HP2.

Accommodation includes an entrance hallway, kitchen, living/dining room, conservatory, two first floor bedrooms and family bathroom with a three piece suite.

Externally the property further benefits from a private south facing rear garden and two allocated parking spaces.

The owners have advised that the property is subject to an annual service charge & reserve fund payment which totalled £349.01 from January-December 2025. This should be verified with a solicitor prior to exchange of contracts.

Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.



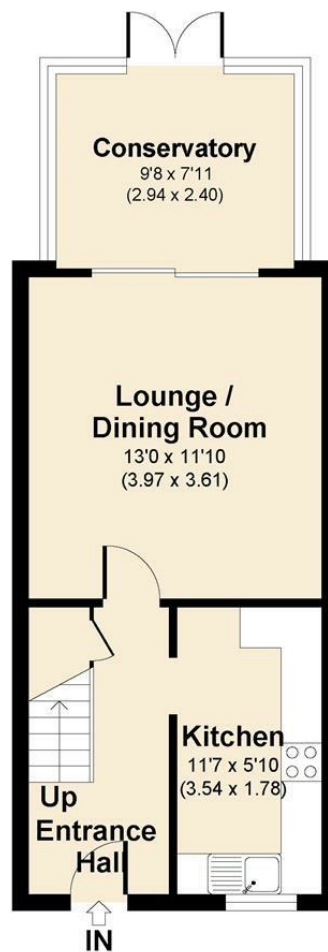
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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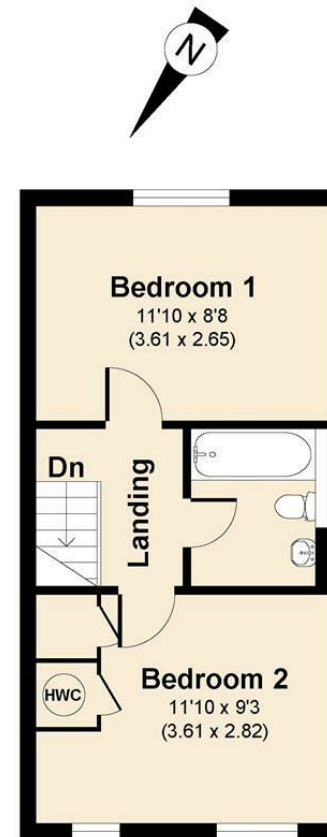


Sears & Co

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



Ground Floor



First Floor

Quendell Walk, HP2

APPROXIMATE GROSS INTERNAL AREA 668 SQ FT / 62.10 SQ M

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Sears & Co

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