



Bassil Road, Hemel Hempstead, HP2 4BB
Asking price £385,000

Sears & Co
estate & letting agents

A well proportioned, two bedroom semi detached family home, situated in this popular position on Bassil Road, approximately 0.4 miles from Hemel Hempstead town centre.

The layout includes an entrance hallway, 14ft open plan living/dining room, modern kitchen, two double bedrooms and a refitted family bathroom with a three piece white suite.

Externally the property further benefits from permit parking, an area of front garden, and a substantial south facing private rear garden. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Double glazed window. Radiator. Wood effect flooring. Recessed down lighting. Stairs rising to the first floor accommodation. Access to the living/dining room.

Living/Dining Room

Two double glazed windows. Two radiators. Wood effect flooring. Recessed down lighting. Access to the kitchen.

Kitchen

Double glazed window. Double glazed door leading to the rear garden. Fitted with a range of eye and base level units with work surfaces over. Integrated oven, microwave and gas hob with extractor fan over. Freestanding American style fridge freezer. Space for a free standing washing machine. One and a half bowl sink with drainer unit and mixer tap. Tiling to splash back areas. Wood effect flooring. Recessed down lighting. Radiator. Storage cupboard.

First Floor Landing

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

Bedroom One

Two double glazed windows. Radiator. Recessed down lighting.

Bedroom Two

Double glazed window. Radiator. Wood effect flooring. Recessed down lighting.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower attachment over, cabinet enclosed wash hand basin and a low level w/c. Partially tiled walls. Wood effect flooring. Radiator. Recessed down lighting.

To The Front

An area of front garden laid with lawn. Outside lights. Pathway to the front door. Gated side access.

To The Rear

A private rear garden arranged with tiered areas of lawn. Enclosed predominately by timber panel fencing and part walled. Brick built store cupboard. Shed. Outside light. Outside tap. Gated side access.

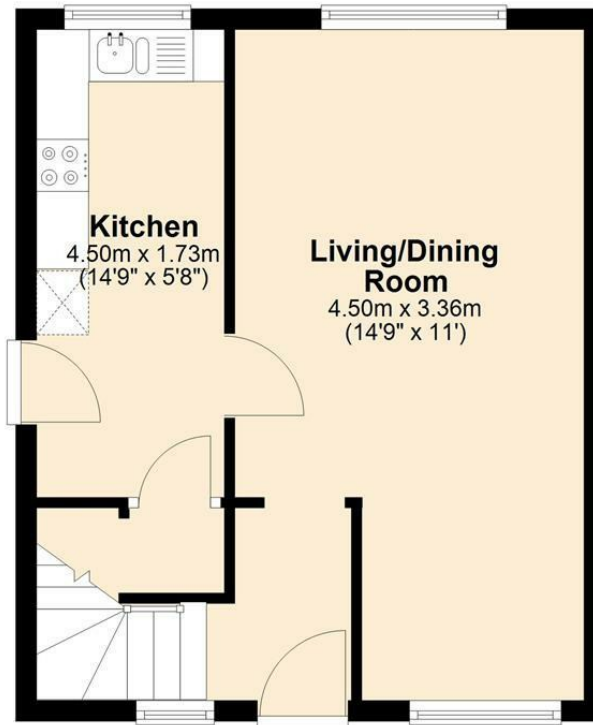


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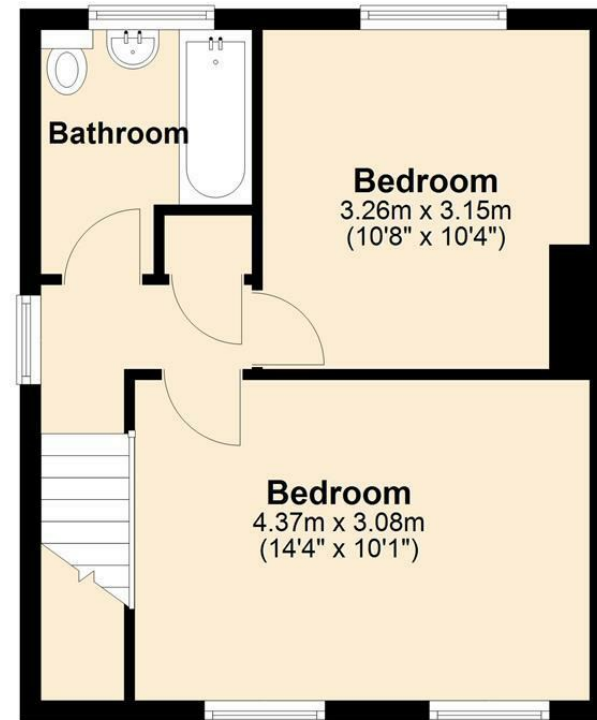
Ground Floor

Approx. 33.6 sq. metres (361.2 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.9 sq. feet)



Total area: approx. 67.6 sq. metres (727.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

