



Turners Hill, Adeyfield, HP2 4LH
Asking price £350,000

Sears & Co
estate & letting agents

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

A well proportioned two bedroom property situated in this popular position on Turners Hill, Adeyfield, HP2.

Accommodation includes of an entrance hallway, living room, well appointed kitchen/dining room, two double bedrooms and a modern family bathroom. The property further benefits from an area of front garden and a 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. Built in foot mat. Radiator. Wood effect flooring. Stairs rising to the first floor accommodation. Access to the living room.

Living Room

Double glazed window. Radiator. Wood effect flooring. Access to the kitchen/dining room.

Kitchen/Dining Room

Double glazed window. Double glazed door leading to the rear garden. Fitted with a range of base level units with granite work surfaces over also forming drainer groves and a window sill. Integrated 'Neff' oven. Hob with extractor over. Space for a freestanding washing machine and fridge freezer. One and a half bowl sink with mixer tap. Tiled flooring. Storage cupboard. Underfloor heating.

First Floor Landing

Access to the loft. Access to the family bathroom and both bedrooms.

Bedroom One

Double glazed window. Radiator. Built in wardrobes. Storage cupboard.

Bedroom Two

Double glazed window. Radiator. Storage cupboard.

Family Bathroom

Two double glazed windows. Fitted with a three piece suite to include a panel enclosed bath with rainfall style shower over, cabinet enclosed wash hand basin and low level w/c. Partially tiled walls. Tile effect flooring. Chrome heated towel rail. Extractor fan.

To The Front

An area of garden laid with lawn. Outside light. Steps and pathway to the front door.

To The Rear

A private garden arranged with areas of patio and lawn. Enclosed by timber panel fencing. Shed. Outside tap. Outside light. Gated rear access.

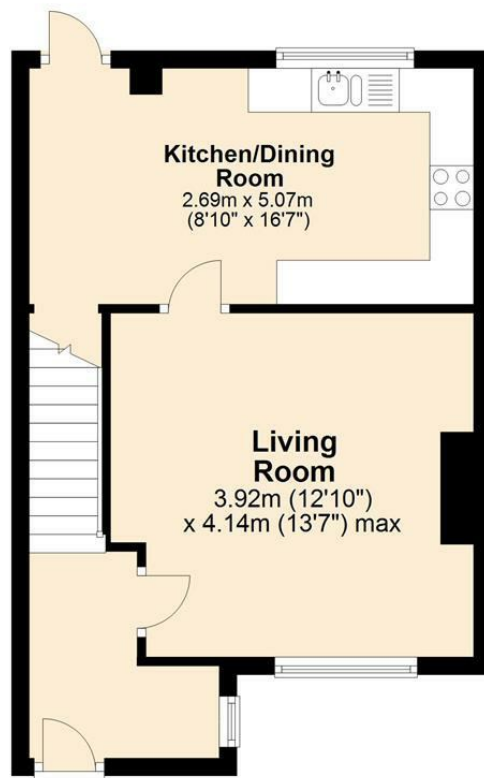


Sears & Co

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

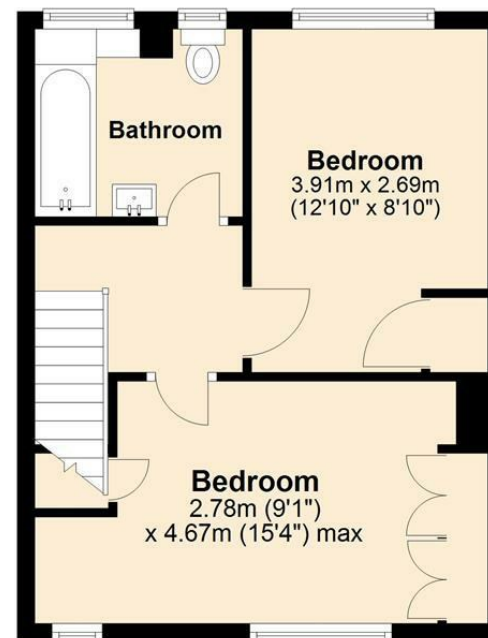
Ground Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.7 sq. feet)



Total area: approx. 71.4 sq. metres (768.3 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
Plan produced using PlanUp. □

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.

www.searsandco.co.uk

Sears & Co

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	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

