



The Sonnets, Hemel Hempstead, HP1 3RS
Asking price £550,000

Sears & Co
estate & letting agents



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Sears & Co

A well presented four bedroom, two bathroom, semi detached family home, situated on a larger than average plot on The Sonnets, Gadebridge Park, HP1, with accommodation currently spanning in excess of 1000 sqft.

The layout comprises an entrance hallway, w/c, living room, modern kitchen/dining room, conservatory, downstairs bedroom with en suite shower room, three first floor bedrooms and a refitted family bathroom.

Externally the property further benefits from driveway parking and a substantial, mature, private rear garden. Council tax band E. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Radiator. Stairs rising to the first floor accommodation. Access to the living room and w/c.

W/C

Triple glazed window. Fitted with a wall mounted wash hand basin and a low level w/c. Tiling to splash back area. Vinyl flooring. Radiator.

Living Room

Triple glazed window. Two radiators. Under stair storage cupboard. Access to the kitchen/dining room.

Kitchen/Dining Room

Triple glazed window. Fitted with a range of eye and base level units with work surfaces over. Integrated oven, microwave, fridge freezer and

dishwasher. Integrated hob with extractor over. Space for a freestanding washing machine. One and a half bowl sink with drainer unit and mixer tap. Aluminium splash back. Wood effect flooring. Recessed down lighting. Radiator. Access to the downstairs bedroom. Open plan to the conservatory.

Conservatory

Double glazed doors to the rear garden. Wood effect flooring. Radiator.

Downstairs Bedroom

Two triple glazed windows. Radiator. Access to a loft. Access to the en suite shower room.

En Suite

Triple glazed window. Fitted with a three piece suite to include a quadrant shower enclosure, pedestal wash hand basin and a low level w/c. Vinyl flooring. Radiator. Tiled walls. Extractor fan.

First Floor Landing

Airing cupboard. Access to the family bathroom and three bedrooms.

Bedroom

Triple glazed window. Radiator. Built in wardrobe.

Bedroom

Triple glazed window. Radiator. Built in wardrobe.

Bedroom

Triple glazed window. Radiator. Access to a loft.

Family Bathroom

Triple glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower over, wall mounted wash hand basin and an enclosed cistern w/c. Tiled walls. Tiled effect flooring. Extractor fan.

To The Rear

A private garden arranged with areas of patio, lawn, artificial lawn and shingle. Enclosed predominantly by timber panel fencing. Shed. Gated side access.

To The Front

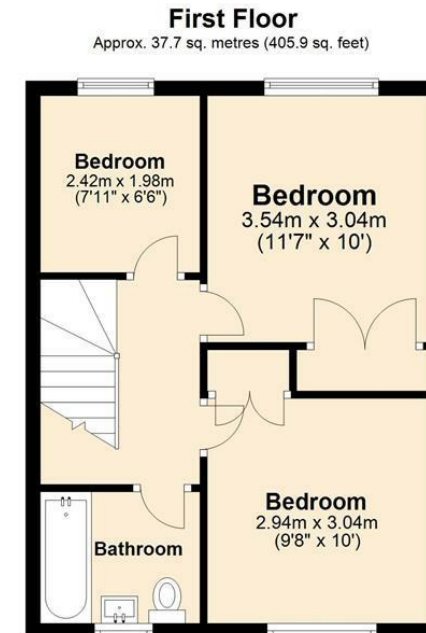
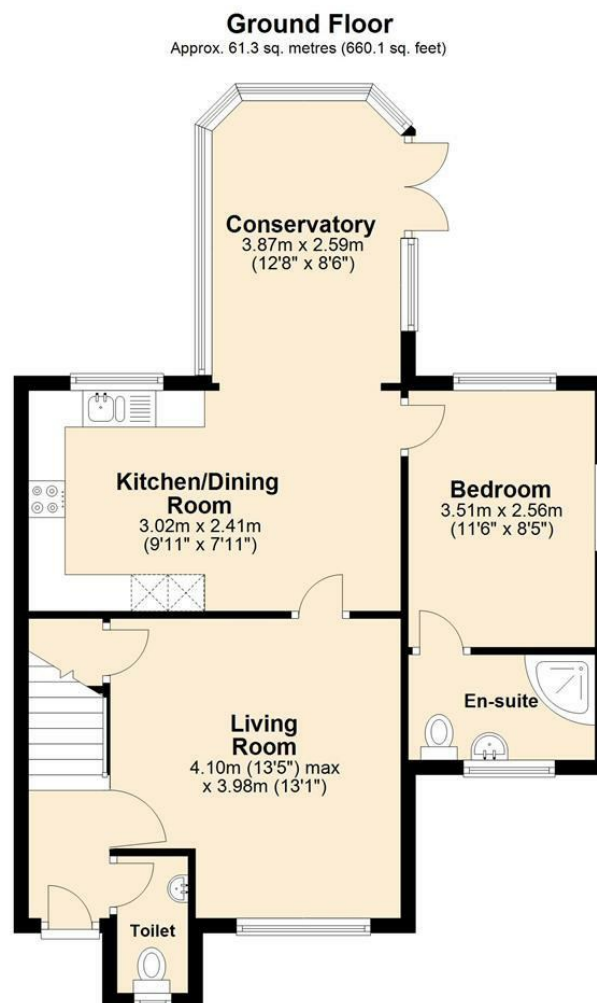
An area of block paving providing driveway parking. Gated side access. Storm porch to the front door.

Tree Preservation Order

Please be aware there is a tree within the boundaries of this property that is subject to a Tree Preservation Order - your solicitor will need to advise you of any information that may be required surrounding this before any agreement to exchange contracts on the purchase.







Total area: approx. 99.0 sq. metres (1065.9 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.

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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	85 B