



Fennycroft Road, Hemel Hempstead, HP1 3NP
Offers in excess of £350,000

Sears & Co
estate & letting agents

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

A well proportioned two bedroom family home situated in this popular position on Fennycroft Road, Gadebridge, HP1.

Accommodation includes an entrance hallway, living room, refitted kitchen/dining room, utility room & w/c, two double bedrooms and a modern family bathroom.

The property further benefits from an area of frontage laid with with block paving and a private rear garden. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

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. Recessed down lighting. Access to the kitchen/dining room.

Kitchen/Dining Room

Double glazed window. Radiator. Fitted with a range of eye and base level units with work surfaces over. Integrated gas hob with extractor over. Integrated oven. Space for a freestanding dishwasher and washing machine. One and a half bowl sink with drainer unit and mixer tap. Tiled flooring. Access to the utility room.

Utility Room & W/C

Double glazed door to the rear garden. Tiled flooring. Storage cupboards. Fitted with a low level w/c and a wash hand basin.

First Floor Landing

Storage cupboard. Access to the loft. Access to the family bathroom and two bedrooms.

Bedroom

Double glazed window. Radiator. Storage cupboard.

Bedroom

Double glazed window. Radiator. Storage cupboard.

Family Bathroom

Two double glazed windows. Fitted with a three piece suite to include a 'P' shaped panel enclosed bath with shower over, pedestal wash hand basin and a low level w/c. Wood effect flooring. Tiled walls. Chrome heated towel rail. Recessed down lighting.

To The Front

An area of frontage laid with block paving.

To The Rear

A private rear garden arranged with areas of patio and lawn. Enclosed by timber panel fencing. Planted borders. Gated rear access.

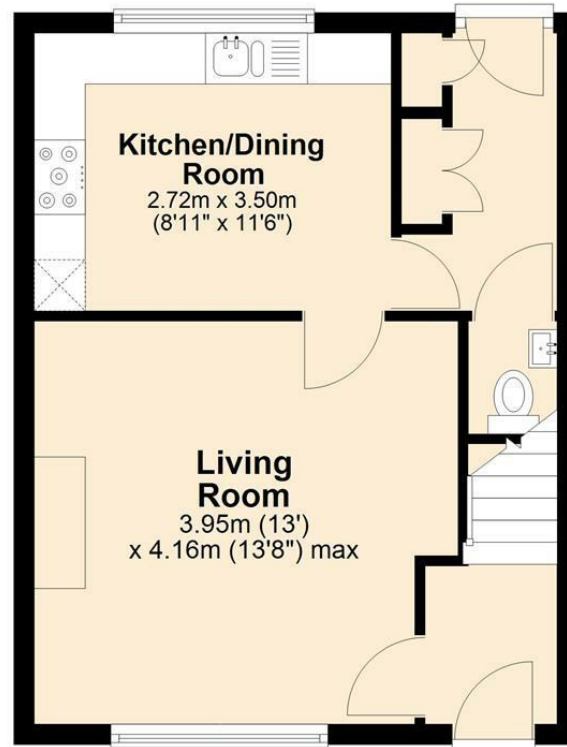


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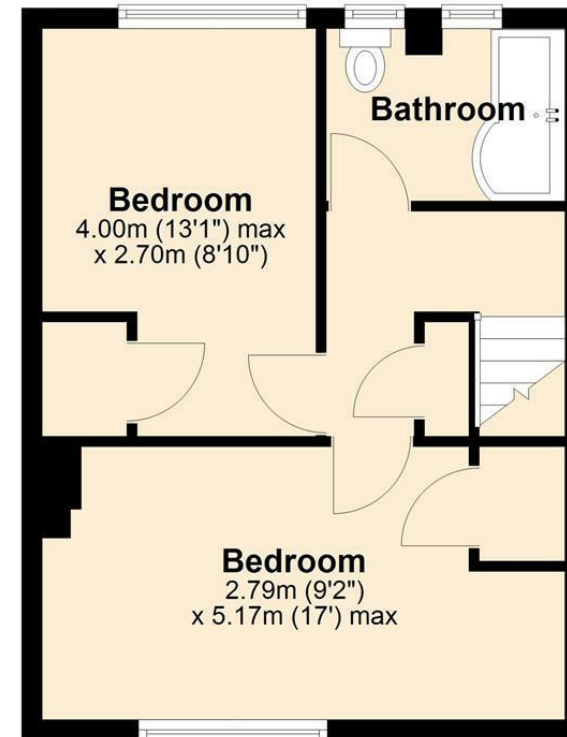
Ground Floor

Approx. 34.7 sq. metres (373.9 sq. feet)



First Floor

Approx. 35.4 sq. metres (380.6 sq. feet)



Total area: approx. 70.1 sq. metres (754.4 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.

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Sears & Co

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

