



Windsor Close, Hemel Hempstead, HP2 4JU
Asking price £525,000

Sears & Co
estate & letting agents

AN IMPRESSIVE, extended, FOUR BEDROOM family home situated on this popular modern development in the HP2 area of Hemel Hempstead. Accommodation includes an entrance hallway, OPEN PLAN living/dining room, SPACIOUS conservatory, fitted kitchen and downstairs w/c. The first floor is arranged with three bedrooms and a family bathroom, the second floor is occupied by the PRINCIPAL bedroom and EN SUITE shower room. Externally the property further benefits from PARKING and a delightful, private rear garden. Contact SOLE appointed selling agents Sears & Co to arrange your viewing.

Double Glazed Front Door

Entrance Hallway

Access to living/dining room. Access to kitchen. Access to downstairs w/c. Stairs rising to first floor accommodation. Radiator.

Living/Dining Room

Double glazed doors providing access to the conservatory. Two radiators. Storage cupboard.

Conservatory

Two double glazed windows. Double glazed patio doors providing access to the garden. Two radiators.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with roll top work surfaces over. Integrated oven, gas hob and extractor over. Space for a free standing fridge freezer, washing machine and dish-washer. Wood effect flooring. Tiling to splash back areas. 1 and 1/4 sink with mixer tap and drainer unit. Radiator.

Downstairs W/C

Fitted with a low level w/c. Wall mounted wash hand basin. Heated towel rail. Wood effect flooring. Extractor fan.

First Floor Landing

Access to all rooms. Airing cupboard. Radiator. Stairs rising to second floor accommodation.

Bedroom Two

Double glazed window. Fitted wardrobes. Radiator.

Bedroom Three

Double glazed window. Fitted wardrobes. Radiator.

Bedroom Four

Double glazed window. Radiator.

Family Bathroom

Opaque double glazed window. Fitted with a three piece white suite to include a panel enclosed bath with 'Aqualisa' shower over, pedestal wash hand basin and low level w/c. Tiling to splash back area. Vinyl flooring. Heated towel rail. Shaver point. Extractor fan.

Bedroom One

Two double glazed windows to rear aspect. Velux window to front aspect. Fitted wardrobes. Two radiators. Access to En suite.

En Suite

Velux window. Fitted with a three piece suite to include a quadrant shower enclosure with 'Aqualisa' shower over, cabinet enclosed wash hand basin with mixer tap and a low level w/c. Partially tiled walls. Tile effect flooring. Heated towel rail. Shaver point. Extractor fan.

To the Front

An area of front garden laid with shingle with a pathway leading to the front door. Parking to the side of the property.

To the Rear

A private rear garden with gated rear access mainly enclosed by timber panel fencing. Mainly laid to lawn with raised beds.

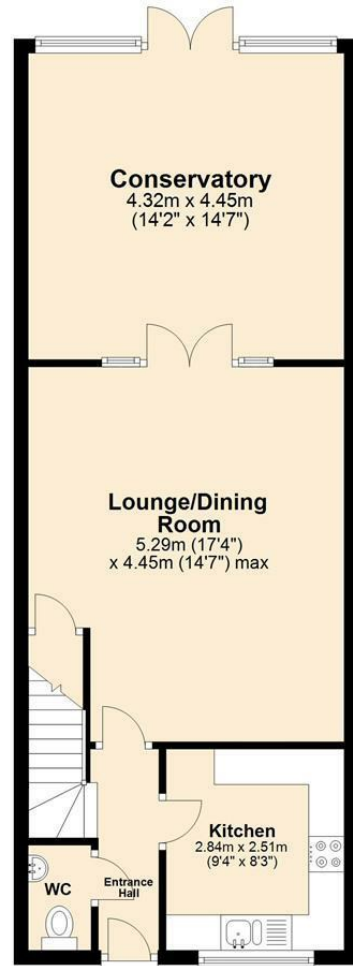


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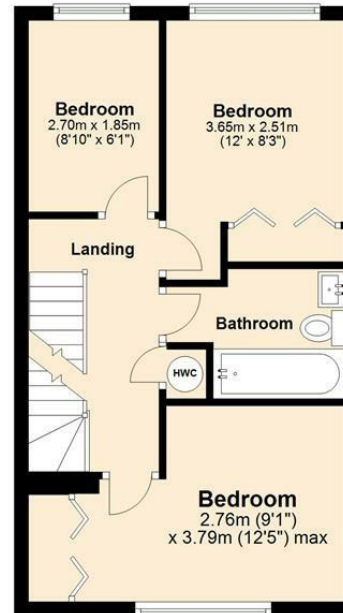
Ground Floor

Approx. 56.3 sq. metres (606.2 sq. feet)



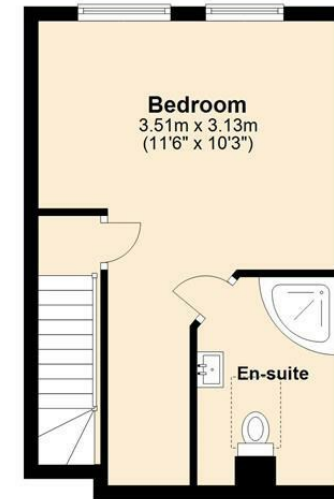
First Floor

Approx. 37.1 sq. metres (399.2 sq. feet)



Second Floor

Approx. 27.3 sq. metres (294.2 sq. feet)



Total area: approx. 120.7 sq. metres (1299.6 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 c
55-68	D	65 d	
39-54	E		
21-38	F		
1-20	G		

