



Crackley Meadow, Hunters Oak, HP2 7SG
Asking price £595,000

Sears & Co
estate & letting agents



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Sears & Co

** NO UPPER SALES CHAIN **

AN EXTENDED and well presented four/five bedroom detached family home situated in a popular position on Crackley Meadow, Hunters Oak HP2. Accommodation comprises an entrance hallway, downstairs w/c, 16FT kitchen/breakfast room, IMPRESSIVE 19FT, open plan living/dining room, utility room, Principal bedroom with EN SUITE, three further bedrooms, a REFITTED family bathroom and a first floor study. Externally the property further benefits from DRIVEWAY PARKING, a garage and a private rear garden. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

Double Glazed Front Door

Entrance Hallway

Tiled wood effect flooring. Radiator. Recessed down lighting. Access to all ground floor rooms. Courtesy door to the garage.

Downstairs W/C

Double glazed window. Fitted with a two piece suite to include a low level w/c and a wall mounted wash hand basin. Chrome heated towel rail. Tiled flooring. Tiled walls. Recessed down lighting.

Kitchen/Breakfast Room

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. One and a half bowl sink and drainer unit with mixer tap. Free standing range oven. Integrated dishwasher. Free standing fridge/freezer. Tiling to splash back areas. Tiled flooring. Recessed down lighting.

Living/Dining Room

Double glazed bi folding doors leading to the garden. Two velux style windows. Tiled wood effect flooring. Two feature radiators. Recessed down lighting & feature lighting.

Utility Room

Wood effect tiled flooring. Free standing washing machine and tumble dryer. Wall mounted sink unit with tiled splash back. Door to the garden.

First Floor Landing

Recessed down lighting. Airing cupboard. Access to all bedrooms the study and the family bathroom. Access to the loft.

Principal Bedroom

Double glazed window. Radiator. Recessed down lighting. Built in storage. Access to the en suite shower room.

En Suite Shower Room

Double glazed window. Fitted with a three piece suite to include a shower area with 'Aqualisa' shower, cabinet enclosed wash hand basin and a low level w/c. Chrome heated towel rail. Tiled walls. Tiled flooring. Shaver point. Recessed down lighting.

Bedroom

Double glazed window. Radiator. Recessed down lighting. Storage cupboard.

Bedroom

Double glazed window. Radiator. Recessed down lighting.

Bedroom

Double glazed window. Radiator. Recessed down lighting.

Study

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower attachment, Cabinet enclosed wash hand basin and a low level w/c. Heated towel rail. Recessed down lighting. Tiling to splash back areas. Tiled floor. Shaver point.

To The Front

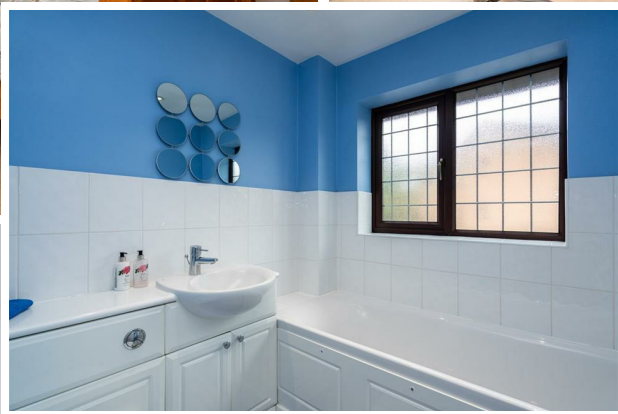
An area of cobble style block paving providing driveway parking. Area of planting. Storm porch leading to the front door. Outside tap. Feature lighting.

Garage

Accessed via a garage door from the front and a courtesy door from the entrance hallway. Power & lighting. Access to the utility room.

To The Rear

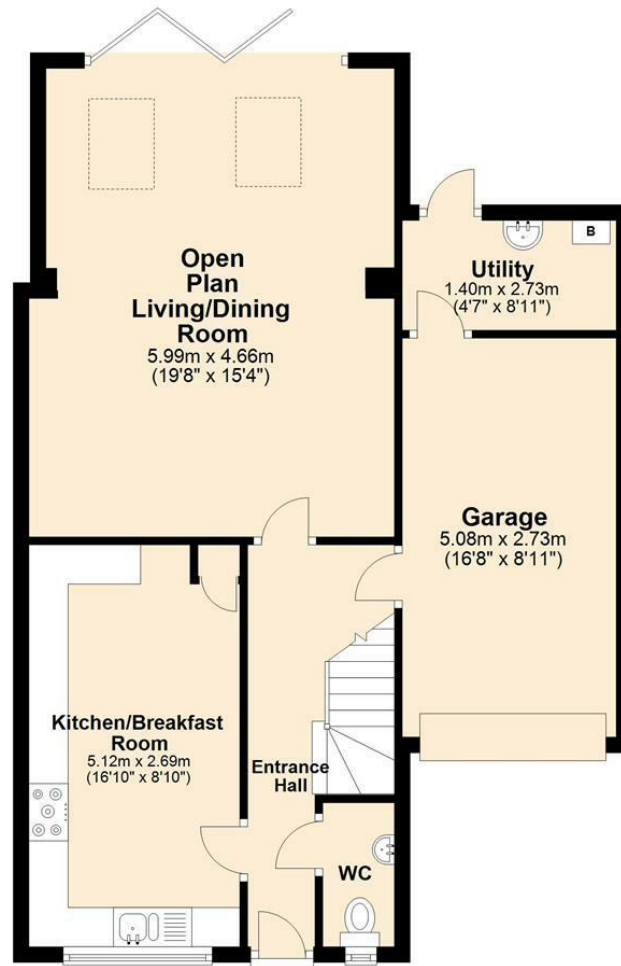
A private rear garden arranged with areas of decking and shingle with a planted border. Enclosed by timber panel fencing. Courtesy door to the utility room. Outside lights. Outside power point.





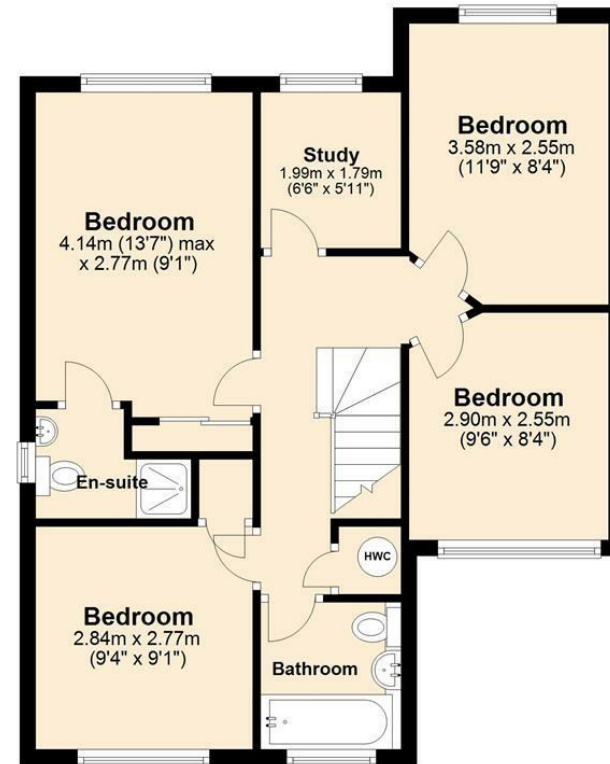
Ground Floor

Approx. 70.2 sq. metres (755.2 sq. feet)



First Floor

Approx. 56.4 sq. metres (606.8 sq. feet)



Total area: approx. 126.5 sq. metres (1362.0 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		B2 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		