



Dagnall Road, Great Gaddesden, HP1 3BW
Asking price £425,000

Sears & Co
estate & letting agents

A SUPERBLY PRESENTED, two bedroom end of terrace property situated in an exclusive position abutting OPEN COUNTRYSIDE within Great Gaddesden approximately 3.5 miles from Hemel Hempstead Old Town. Accommodation includes an entrance hallway, living room, SPACIOUS kitchen/breakfast room, utility area, downstairs w/c, two well proportioned first floor bedrooms a refitted family bathroom and a useful loft room. Externally the property further benefits from DRIVEWAY PARKING to the front and a sensational private garden to the rear including a covered patio area and wooden summer house at the gardens end. 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.

Living Room

Double glazed window. Radiator. Under stairs storage cupboard housing an electric boiler. Recessed down lighting. Access to the kitchen.

Kitchen/Breakfast Room

Double glazed doors leading to the garden. Double glazed window. Second double glazed door also leading to the garden. Fitted with a range of eye and base level units with work surfaces over. Integrated oven and electric hob. Space for a low level fridge and low level freezer. Ceramic sink and drainer unit with mixer tap. Tiled flooring. Tiling to splash back areas. Recessed down lighting. Two radiators. Access to the utility area.

Utility Room

Work surface housing space for a washing machine and

tumble dryer. Tiled effect flooring. Radiator. Access to the downstairs w/c.

Downstairs W/C

Double glazed window. Fitted with a low level w/c with inbuilt wash hand basin. Extractor fan. Recessed down light.

First Floor Landing

Double glazed window. Access to two bedrooms and the bathroom.

Bedroom One

Double glazed window. Radiator. Store cupboard with double glazed window.

Bedroom Two

Double glazed window. Radiator. Access to the loft via a pull down ladder.

Family Bathroom

Double glazed window. Fitted with a 'shower bath' with glass screen and electric shower over, cabinet enclosed wash hand basin and a low level w/c. Tiled walls. Tiled floor. Feature heated towel rail. Recessed down lighting. Extractor fan.

Loft Room

'Velux' window and 'Velux' style window. Wood effect flooring. Power & lighting.

To The Front

To The Rear

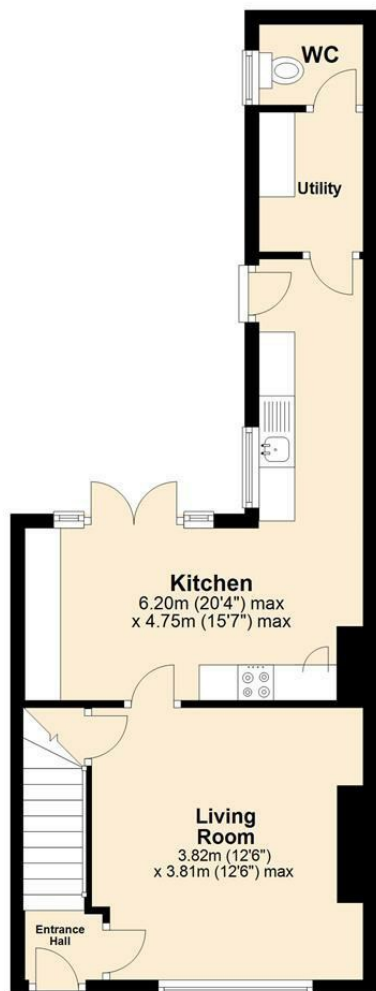


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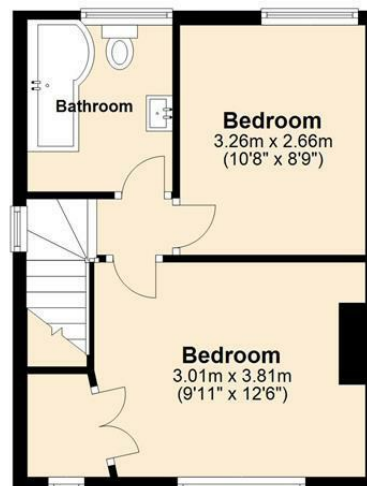
Ground Floor

Approx. 40.4 sq. metres (434.6 sq. feet)



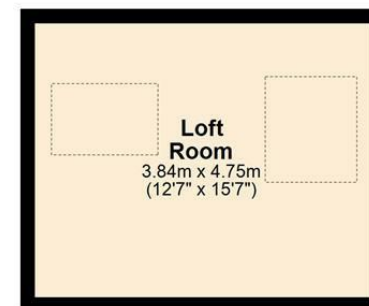
First Floor

Approx. 30.4 sq. metres (326.7 sq. feet)



Second Floor

Approx. 18.2 sq. metres (196.2 sq. feet)



Total area: approx. 89.0 sq. metres (957.6 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		
55-68	D		62 D
39-54	E		
21-38	F	33 F	
1-20	G		

