



**West Dene, Gaddesden Row, HP2 6HU**  
**Asking price £475,000**

**Sears & Co**  
estate & letting agents

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

A SUPERBLY presented, three bedroom semi-detached, family home situated in a sought after semi-rural position on West Dene, Gaddesden Row, HP2.

Accommodation includes an entrance hallway, 17FT DUAL ASPECT living room, 17FT OPEN PLAN kitchen/breakfast room, three first floor bedrooms and a REFITTED family bathroom with a four piece white suite. Externally the property further benefits from a DELIGHTFUL rear garden, an outbuliding with power and lighting and DRIVEWAY PARKING.

Contact sole appointed selling agents Sears & Co to arrange a viewing on this ideal family home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		59	80

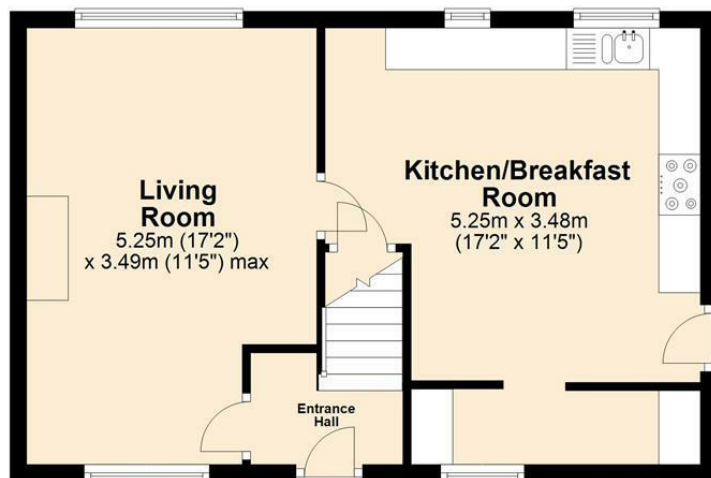
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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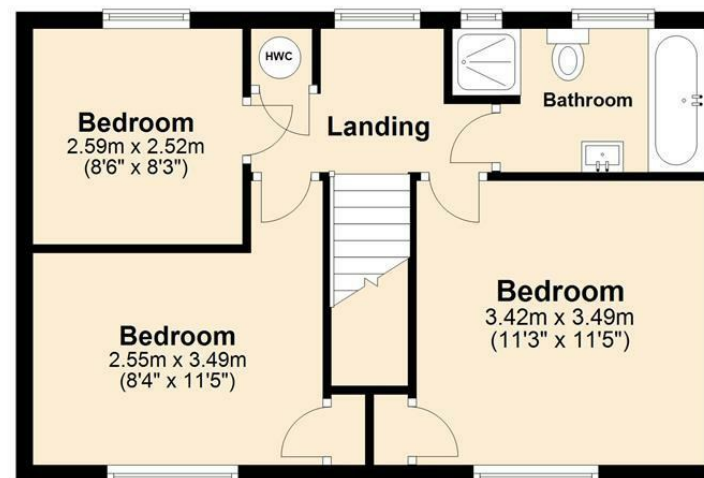
### Ground Floor

Approx. 42.4 sq. metres (456.6 sq. feet)



### First Floor

Approx. 42.5 sq. metres (457.2 sq. feet)



**Total area: approx. 84.9 sq. metres (913.8 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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# Sears & Co

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