



West Dene, Gaddesden Row, HP2 6HU
Asking price £425,000

Sears & Co
estate & letting agents

****NO UPPER SALES CHAIN**** A three bedroom mid terrace family home situated in this IDEAL RURAL POSITION on West Dene, Gaddesden Row, HP2. Accommodation comprises an entrance hallway, living room, 19FT OPEN PLAN kitchen/dining room, three WELL PROPORTIONED first floor bedrooms and a family bathroom. Externally the property further benefits from a DELIGHTFUL private rear garden, UTILITY AREA, w/c and DRIVEWAY PARKING. Council tax band C. Contact SOLE appointed selling agents Sears & Co to arrange your viewing.

Front Door

Entrance Porch

Tiled flooring. Access into the entrance hallway.

Entrance Hallway

Double glazed window. Tile flooring. Electric radiator. Stairs rising to the first floor landing. Access into the kitchen and living room.

Living Room

Double glazed window. Electric radiator. Wood effect flooring. Multi fuel log burner. Access into the kitchen/dining area.

Kitchen/Dining Area

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Integrated low level fridge and dishwasher. Space for a oven with extractor over. Stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Tiled flooring. Electric radiator. Double glazed doors to the garden.

First Floor Landing

Access into all rooms. Access into the loft. Storage cupboard.

Bedroom One

Double glazed window. Electric radiator. Two storage cupboards.

Bedroom Two

Double glazed window. Electric radiator.

Bedroom Three

Double glazed window.

Family Bathroom

Double glazed window. Fitted with a three piece white suite to include a tile enclosed bath with electric shower over and glass screen, pedestal wash hand basin and a low level w/c. Chrome heated towel rail. Tiled walls. Tiled flooring. Extractor fan.

To The Rear

A private garden arranged with areas of patio and lawn. Outside light. Outside tap. Enclosed by timber panel fencing, hedging and chain link fencing. Gated side access. Access into the w/c and utility room.

Utility Room

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Space for a fridge freezer, washing machine and tumble dryer. Stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Tiled flooring.

W/C

Double glazed window. Low level w/c. Pedestal wash hand basin.

To The Front

An area of hardstanding providing driveway parking. Planted boarders.



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Ground Floor

Approx. 49.4 sq. metres (531.6 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.5 sq. feet)



Total area: approx. 92.9 sq. metres (1000.2 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. Copyright © SKMSTUDIO
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

