



Park Road, Hemel Hempstead, HP1 1JS
Asking price £400,000

Sears & Co
estate & letting agents

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

A three bedroom semi detached family home situated in this popular position of Park Road, Boxmoor, HP1, in need of considerable modernisation throughout. Accommodation includes an entrance hallway, open plan living/dining room, kitchen, three first floor bedrooms and a family bathroom. Externally the property further benefits from permit parking, an area of front garden and a private rear garden. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Secondary glazed window. Wood effect flooring. Radiator. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access to the kitchen and living/dining room.

Living/Dining Room

Double glazed bow window. Double glazed sliding doors leading to the rear garden. Radiator.

Kitchen

Double glazed window. Glazed window. Fitted with a range of eye and base level units with work surfaces over. Space for a freestanding fridge freezer, oven and washing machine. One and a half stainless steel sink with drainer unit and mixer tap. Tiling to splash back area. Wood effect flooring.

First Floor Landing

Double glazed window. Access to the loft. Access to the family bathroom and all bedrooms.

Bedroom

Double glazed window. Radiator. Built in wardrobes.

Bedroom

Double glazed window. Radiator. Storage cupboard.

Bedroom

Double glazed window. Radiator

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower attachment, pedestal wash hand basin and a low level w/c. Partially tiled walls. Radiator.

To The Front

An area of front garden. Gated side access.

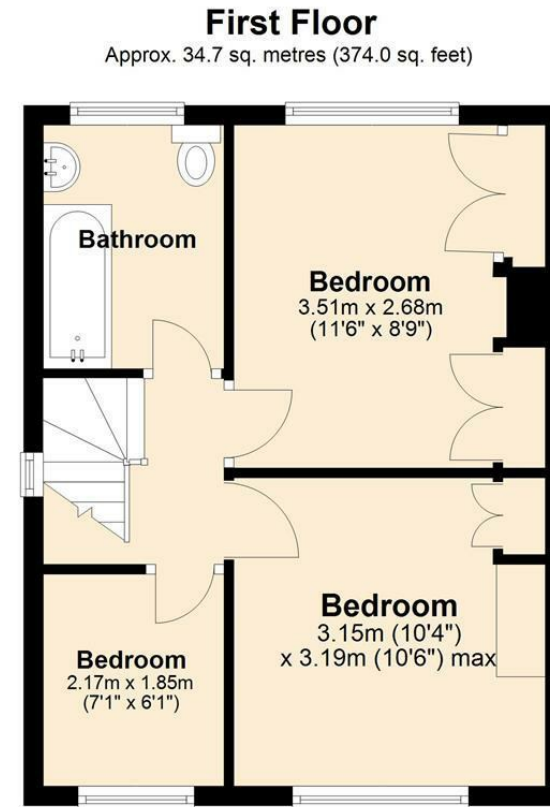
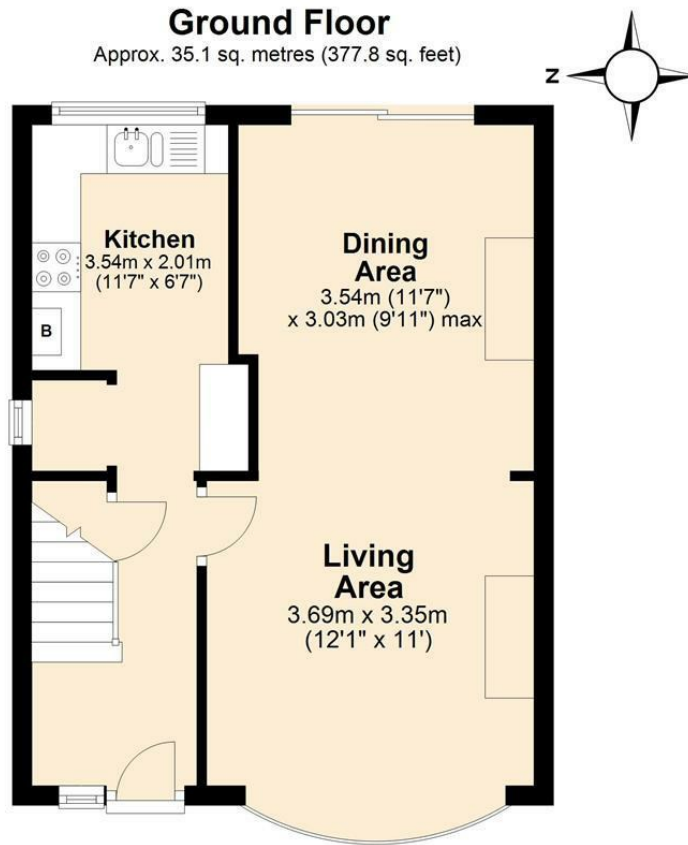
To The Rear

Private garden. Outside light. Outside tap. Gated access.



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Total area: approx. 69.8 sq. metres (751.8 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		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

