



Hunting Gate, Hemel Hempstead, HP2 6NX
Asking price £470,000

Sears & Co
estate & letting agents

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

A well presented three bedroom detached family home situated in this popular cul de sac position on Hunting Gate, HP2, with potential to extend subject to the necessary permissions.

The layout includes an entrance porch, entrance hallway, open plan living/dining room, conservatory, refitted kitchen, downstairs w/c, three bedrooms and a shower room.

Externally the property further benefits from driveway parking, garage and a delightful private rear garden. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Porch

Tiled flooring. Access to the entrance hallway.

Entrance Hallway

Radiator. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access to the kitchen, living room and w/c.

W/C

Double glazed window. Fitted with a cabinet enclosed wash hand basin and a low level w/c. Partially tiled walls. Wood effect flooring. Radiator.

Living/Dining Room

Double glazed bow window. Double glazed doors to the conservatory. Two radiators.

Conservatory

Double glazed windows. Double glazed doors to the rear garden. Tiled flooring.

Kitchen

Double glazed window. Double glazed door to the side aspect. Fitted with a range of eye and base level units with work surfaces over. One and a half bowl sink with drainer unit and

mixer tap. Integrated oven with gas hob and extractor over. Integrated low level fridge and slimline dishwasher. Space for a freestanding washing machine and tumble dryer. Storage cupboard. Tiled flooring. Partially tiled walls.

First Floor Landing

Double glazed window. Airing cupboard. Access to the loft. Access to the shower room and three bedrooms.

Bedroom One

Double glazed window. Radiator. Built in wardrobes.

Bedroom Two

Double glazed window. Radiator.

Bedroom Three

Double glazed window. Radiator.

Shower Room

Double glazed window. Fitted with a three piece suite to include a quadrant shower enclosure, cabinet enclosed wash hand basin and a low level w/c. Partially tiled walls. Wood effect flooring. Chrome heated towel rail.

To The Front

Areas of block paving and hardstanding providing driveway parking. Access to the garage. Gated side access.

To The Rear

A private garden arranged with areas of patio and lawn. Planted borders. Enclosed by a mixture of timber panel fencing and hedging. Outside tap. Gated side access. Access to the garage.

Garage

Power and lighting. Courtesy door from the rear garden.

Buyer Information

To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

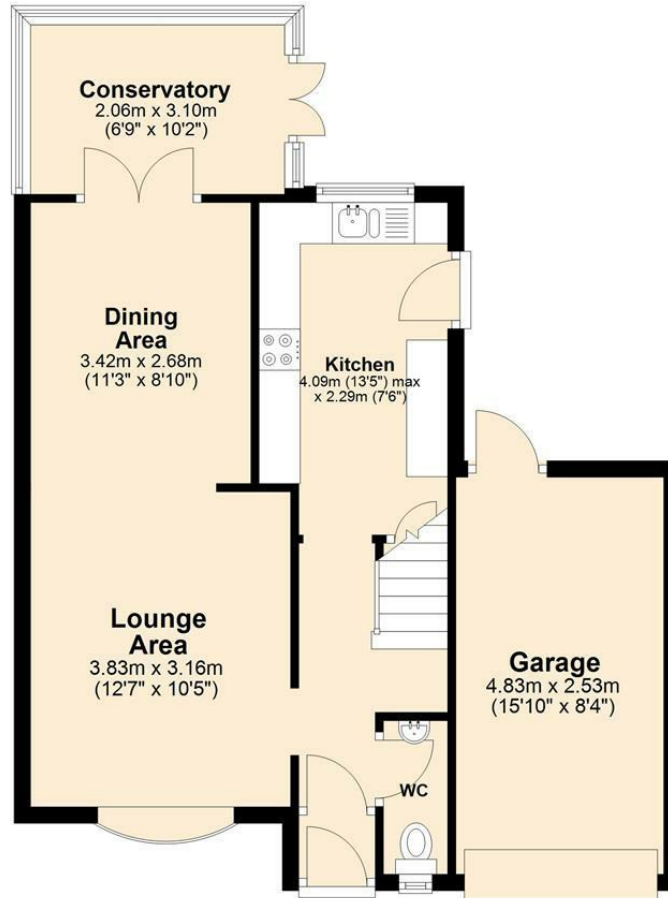


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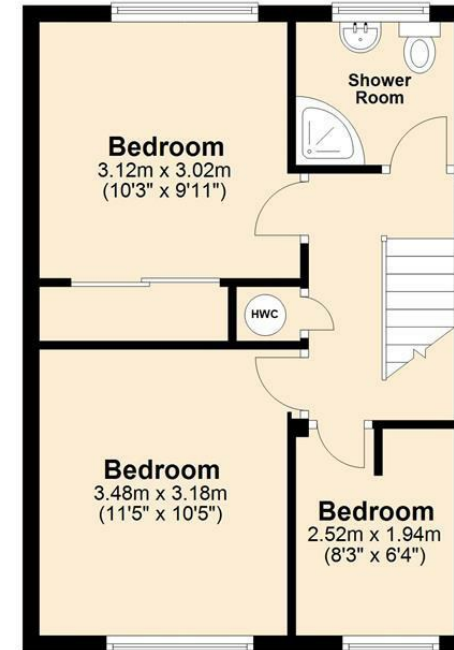
Ground Floor

Approx. 45.8 sq. metres (492.7 sq. feet)
(excluding Garage)



First Floor

Approx. 37.8 sq. metres (407.4 sq. feet)



Total area: approx. 83.6 sq. metres (900.1 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
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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

