



**Chambersbury Lane, Hemel Hempstead, HP3 8AY**  
**Asking price £625,000**

**Sears & Co**  
estate & letting agents



[www.searsandco.co.uk](http://www.searsandco.co.uk)

**Sears & Co**

An extended and immaculately presented three bedroom semi detached family home situated in this convenient and desirable position on Chambersbury Lane, Nash Mills, with accommodation spanning in excess of 1200 sqft. The layout comprises an entrance porch, entrance hallway, living room, delightful 23ft family/dining area with a luxuriously refitted kitchen, useful utility room, study, downstairs shower room, three first floor bedrooms and a modern family bathroom. Externally the property further boasts driveway parking and a low maintenance private rear garden. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

#### **Composite Front Door**

#### **Entrance Porch**

Opaque double glazed window. Cloaks cupboard. Tiled flooring. Recessed down lighting. Internal door to the entrance hallway.

#### **Entrance Hallway**

Ornate feature radiator. Recessed down lighting. Herringbone style wood effect flooring. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access to the kitchen/dining/family area, living room and study.

#### **Living Room**

Double glazed box window. Ornate feature radiator. Wood burner with stone hearth. Herringbone style wood effect flooring. Built in storage cupboards.

#### **Kitchen**

Fitted with a range of eye and base level units with quartz 'Calacutta' style marble work

surfaces over, also forming upstands and an island. Two integrated 'Bosch' ovens. Integrated 'Bosch' microwave. Four ring gas hob. Integrated dishwasher. Space for an American style fridge freezer. Inset sink with instant hot water tap. Tiling to splash back areas. Recessed down lighting. Herringbone style wood effect flooring. Recessed down lighting. Open plan to the dining/family area.

#### **Dining/Family Area**

Double glazed bi folding doors leading to the rear garden. Ornate feature radiator. Herringbone style wood effect flooring. Under stair storage cupboard. Access to the utility room.

#### **Utility Room**

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Integrated low level fridge. Space for a freestanding washing machine and tumble dryer. Butler sink with mixer tap. Tiling to splash back areas. Tiled flooring. Recessed down lighting.

#### **Study**

Double glazed window. Ornate feature radiator. Herringbone style wood effect flooring. Access to the shower room.

#### **Shower Room**

Fitted with a three piece suite to include a shower area with rainfall style shower over, vanity sink unit and a low level w/c. Chrome heated towel rail. Tiled flooring. Tiled walls. Extractor fan. Recessed down lighting.

#### **First Floor Landing**

Access to all rooms. Access to the loft. Access to the eaves. Feature wall panelling. Recessed down lighting.

#### **Bedroom One**

Double glazed box window. Ornate feature radiator.

#### **Bedroom Two**

Double glazed window. Ornate feature radiator. Built in wardrobes.

#### **Bedroom Three**

Double glazed window. Ornate feature radiator. Feature wall panelling. Wood flooring.

#### **Family Bathroom**

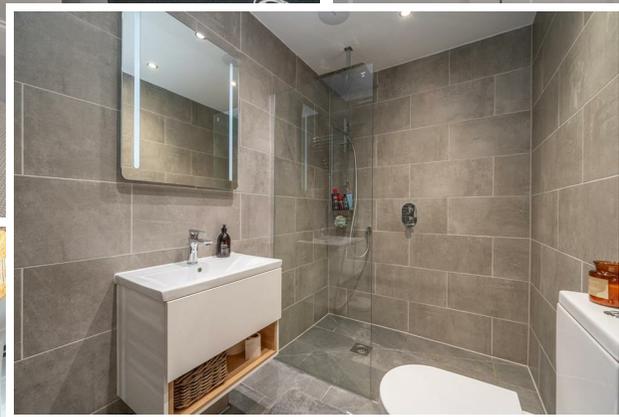
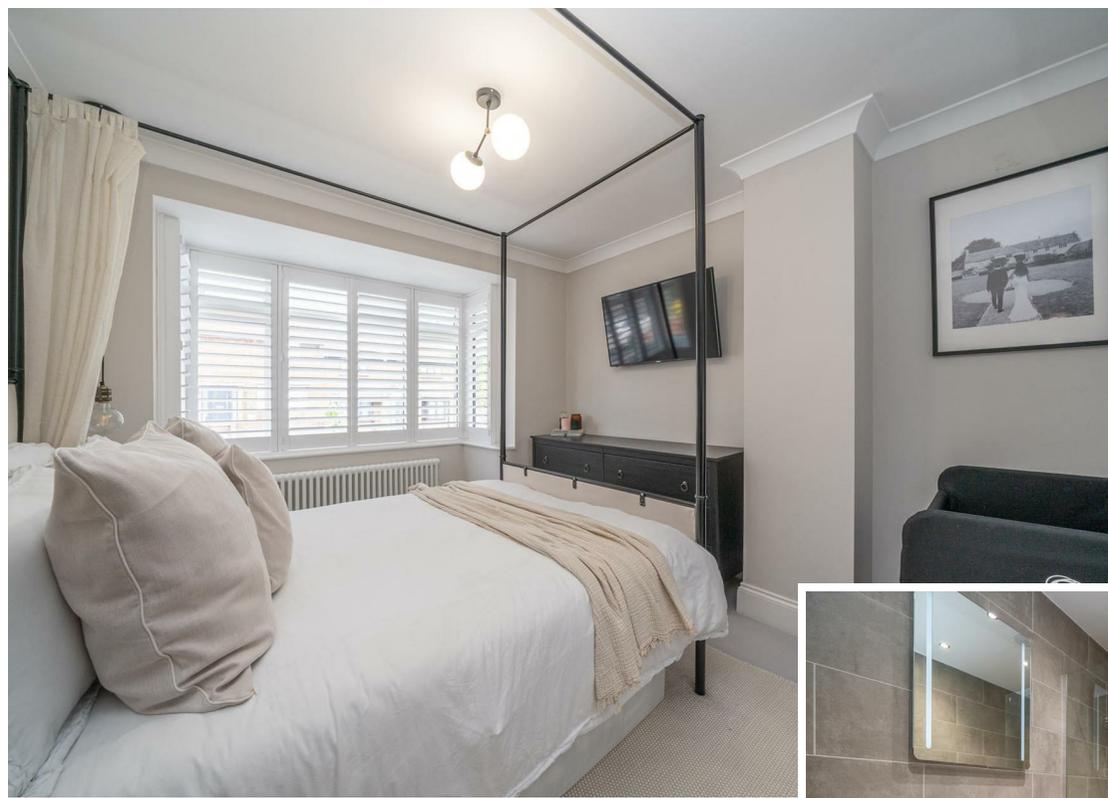
Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower over and gold effect accents, vanity style sink unit with gold effect accents and a low level w/c. Gold effect heated towel rail. Extractor fan. Recessed down lighting. Wood effect flooring. Partially tiled walls. Feature wall panelling.

#### **To The Front**

An area of block paving providing driveway parking. Outside light.

#### **To The Rear**

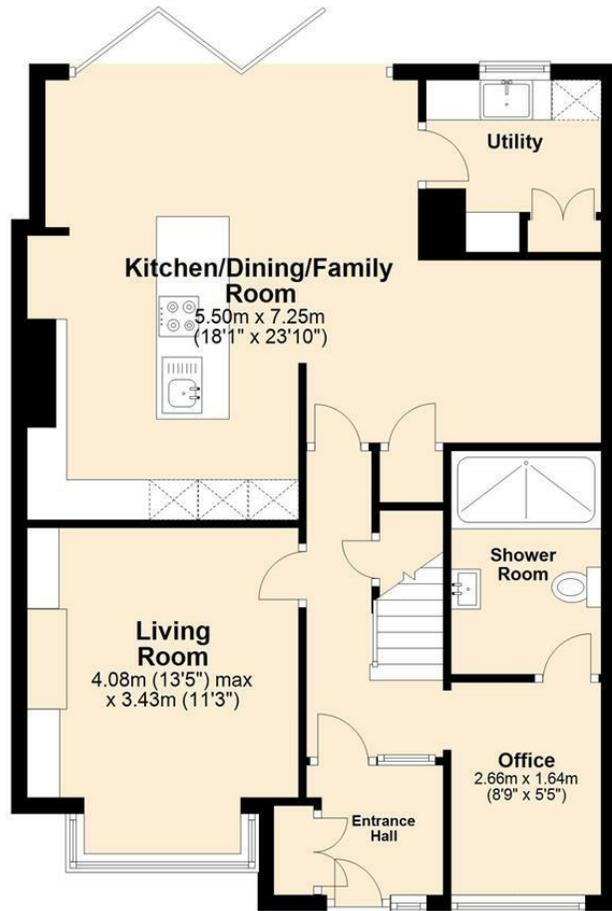
A private garden arranged with tiered areas of patio and artificial lawn. Enclosed by timber panel fencing. Outside socket. Outside tap.





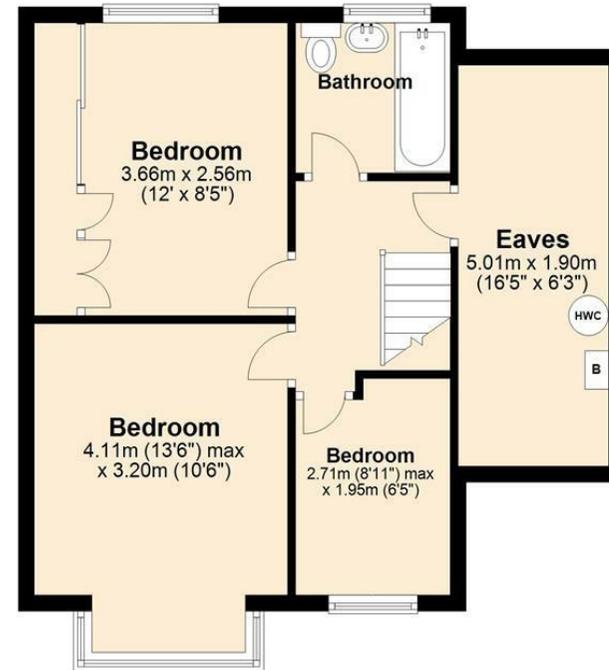
### Ground Floor

Approx. 69.7 sq. metres (749.8 sq. feet)



### First Floor

Approx. 48.3 sq. metres (520.2 sq. feet)



Total area: approx. 118.0 sq. metres (1270.0 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. □

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.

[www.searsandco.co.uk](http://www.searsandco.co.uk)

**Sears & Co**

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF  
call: 01442 254 100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		