



Jane Close, Hemel Hempstead, HP2 7LP
Asking price £565,000

Sears & Co
estate & letting agents



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An extended, refurbished and immaculately presented four bedroom detached family home, situated in this popular position on Jane Close, HP2, with accommodation spanning in excess of 1400 sqft (including the garage).

The layout comprises an entrance hallway, 24ft open plan living/dining room, family area, snug, luxuriously refitted kitchen with quartz work surfaces, downstairs w/c, four well proportioned first floor bedrooms and a modern family bathroom with a three piece white suite.

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

Jane Close is located in Woodhall Farm, within easy reach of local amenities including a supermarket and a selection of convenience stores. The area is ideal for families, with Brockwood Primary School and Junior Schools nearby, along with a community centre and convenient bus links into Hemel Hempstead town centre.

Front Door

Entrance Hallway

Radiator. Wood effect flooring. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access to the living/dining room, garage and w/c.

W/C

Double glazed window. Fitted with a wall

mounted wash hand basin with storage under and a low level w/c. Tiling to splash back area. Chrome heated towel rail. Wood effect flooring.

Living/Dining Room

Two radiators. Built in storage. Wood effect flooring. Crittall style doors to the kitchen. Crittall style doors to the family area. Open plan to the family area.

Family Area

Double glazed bi folding doors to the rear garden. Radiator. Wood effect flooring. Recessed down lighting.

Snug

Double glazed window. Radiator. Wood effect flooring. Recessed down lighting.

Kitchen

Double glazed window. Double glazed door to the side aspect. Fitted with a range of eye and base level units with quartz work surfaces over also forming upstands, drainer groves, window sill and a breakfast bar. Integrated induction hob with extractor over. Integrated oven, fridge, freezer, dishwasher and washing machine. Inset sink with mixer tap. Wood effect flooring. Recessed down lighting.

First Floor Landing

Storage cupboard. Radiator. Access to the loft. Access to the family bathroom and four bedrooms.

Bedroom

Double glazed window. Radiator. Recessed down lighting.

Bedroom

Double glazed window. Radiator. Wood effect flooring.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator. Airing cupboard. Storage cupboard.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with independent shower over and glass screen, wall mounted wash hand basin and a low level w/c. Chrome heated towel rail. Recessed down lighting. Wood effect flooring. Extractor fan.

To The Front

An area of block paving providing driveway parking. An area of slate chippings. Outside tap. Gated side access. Access to the garage and front door.

Garage

Accessed via an electric roller door to the front and a courtesy door from the entrance hallway. Power and lighting.

To The Rear

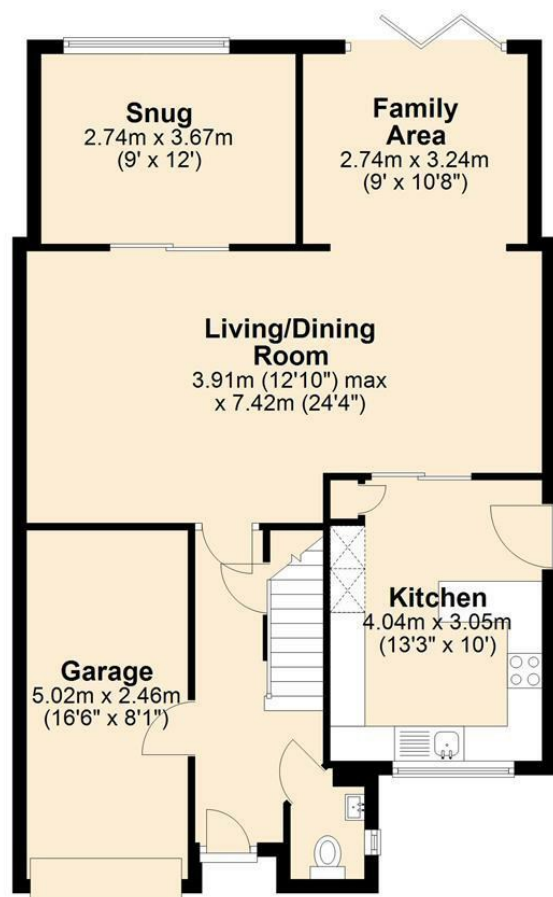
A private garden arranged with areas of patio, lawn and decking. Enclosed by timber panel fencing. Gated side access.





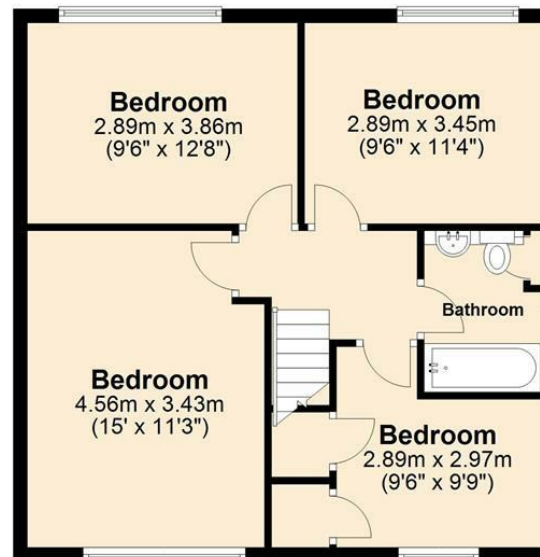
Ground Floor

Approx. 82.5 sq. metres (888.0 sq. feet)



First Floor

Approx. 56.9 sq. metres (612.6 sq. feet)



Total area: approx. 139.4 sq. metres (1500.7 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	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		