

Quendell Walk, Hemel Hempstead, HP2 5UU
Asking price £333,000

Sears & Co
estate & letting agents

A well presented and ideally situated two bedroom terraced home, located in this popular position on Quendell Walk, Adeyfield, HP2.

The ground floor accommodation includes a welcoming entrance hallway, open plan living/dining room and a well appointed kitchen. The first floor comprises two double bedrooms with built in wardrobes and a family bathroom with a power shower. Smart electric radiators with WiFi and Alexa compatibility are installed throughout.

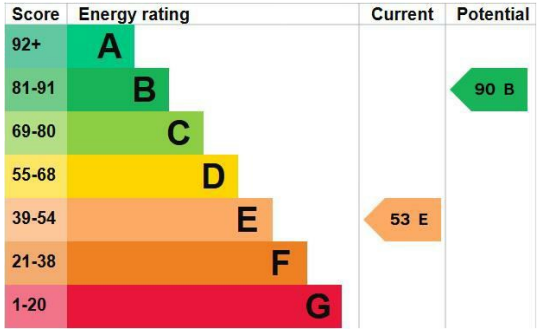
Externally the property further benefits from the rare advantage of two allocated parking spaces positioned directly to the front of the property, alongside a delightful low maintenance private rear garden, complete with a useful shed with electricity.

The owners have advised that the property is subject to a service charge payment of approximately £27 per month. This should be verified with a solicitor prior to exchange of contracts.

Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

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.

Referral Fees: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.













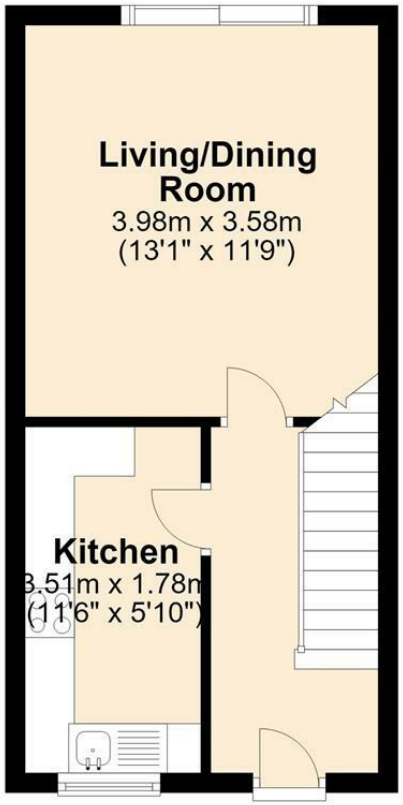


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www.searsandco.co.uk call: 01442 254 100

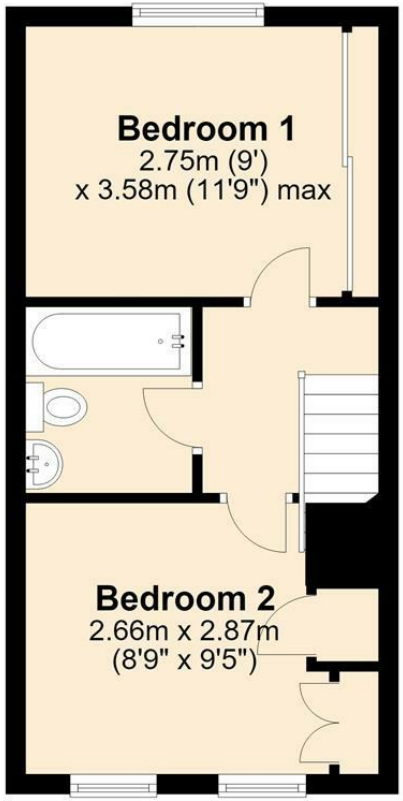
Ground Floor

Approx. 27.2 sq. metres (292.7 sq. feet)



First Floor

Approx. 27.2 sq. metres (292.7 sq. feet)



Total area: approx. 54.4 sq. metres (585.5 sq. feet)

This floor plan is not to scale. Any measurements shown are approximate and therefore should be used for illustrative purposes only. Any information on this plan should be checked by a solicitor and or surveyor before making any agreement to exchange contracts on the purchase of this property. Maximum lengths and widths are represented on the plan.
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.

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