

Groundsel Walk, Hemel Hempstead, HP2 4GW
Asking price £650,000

Sears & Co
estate & letting agents







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An impressive, substantially extended and immaculately presented six bedroom, three bathroom family home, occupying a private cul de sac position on Groundsel Walk in the sought after area of Leverstock Green, HP2. The property offers in excess of 1700 sqft of beautifully presented and versatile accommodation arranged over three floors, ideally suited to modern family living.

The ground floor accommodation comprises a welcoming entrance hallway, w/c, a stunning open plan kitchen/dining/living room, perfect for family living and entertaining, and a separate play room/snug. The first floor offers four generously sized bedrooms, one of which benefits from an en suite shower room, alongside a modern family bathroom. The second floor provides an impressive 17ft principal bedroom with built in wardrobes and an en suite shower room, together with a further bedroom (currently utilised as an office).

Externally, the property further benefits from driveway parking, a garage and a private, low maintenance south facing rear garden, ideal for outdoor entertaining. The property also benefits from full fibre broadband connectivity.

Groundsel Walk enjoys a convenient position in the sought after area of Leverstock Green, within easy reach of the village centre and its selection of local shops, cafés and everyday amenities. The area is particularly popular with families thanks to its excellent choice of nearby schooling, whilst also benefiting from convenient access to the M1 and M25 motorways, as well as excellent road links to St Albans and the surrounding areas.

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

Front Door

Entrance Hallway
Amtico flooring. Radiator. Stairs rising to the first floor accommodation. Access to the kitchen/living/dining room and w/c. Courtesy door to the garage.

W/C
Double glazed window. Fitted with a pedestal wash hand basin and an enclosed cistern w/c. Amtico flooring. Radiator.

Kitchen
Double glazed window. Fitted with a range of eye and base level units with work surfaces over also forming a breakfast bar and upstands. One and a half bowl stainless steel sink with drainer unit and mixer tap. Integrated fridge freezer, double oven, dishwasher and washing machine. Electric hob with extractor over. Tiling to splash back areas. Recessed down lighting. Amtico flooring. Radiator. Open plan to the dining area.

Dining Area
Radiator. Amtico flooring. Storage cupboard. Open plan to the living area.

Living Area
Two double glazed windows. Double glazed double doors to the rear garden. Radiator. Access to the play room/snug.

Play Room/Snug
Double glazed window. Skylight. Radiator. Amtico flooring.

First Floor Landing
Radiator. Stairs rising to the second floor accommodation. Access to the family bathroom and four bedrooms.

Bedroom
Double glazed window. Radiator. Laminate flooring. Access to the en suite.

En Suite
Fitted with a three piece suite to include a shower enclosure, wall mounted wash hand basin and an enclosed cistern w/c. Partially tiled walls. Laminate flooring. Chrome heated towel rail. Recessed down lighting.

Bedroom
Double glazed window. Radiator.

Bedroom
Double glazed door to the 'Juliet' balcony. Double glazed window. Laminate flooring. Built in wardrobes. Radiator.

Bedroom
Double glazed window. Radiator. Built in wardrobes.

Family Bathroom
Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower over, wall mounted wash hand basin and an enclosed cistern w/c. Partially tiled walls. Laminate flooring. Recessed down lighting. Extractor fan. Chrome heated towel rail.

Second Floor Landing
Double glazed window. Access to two further bedrooms.

Principal Bedroom
Velux window. Double glazed window. Double glazed door to the 'Juliet' balcony. Radiator. Laminate flooring. Built in wardrobe. Access to the en suite.

En Suite
Velux window. Fitted with a three piece suite to include a shower enclosure, cabinet enclosed wash hand basin and an enclosed cistern w/c. Laminate flooring. Tiled walls. Recessed down light. Heated towel rail.

Bedroom
Double glazed window. Velux window. Radiator. Laminate flooring. Eaves storage (also housing the boiler).

To The Front
An area of front garden. An area of block paving. Storm porch to the front door. Access to the garage. Outside lighting.

Garage
Accessed via a courtesy door from the entrance hallway and an electric roller door to the front. Power and lighting. Opening to the side access which leads to the rear garden.

To The Rear
A private garden arranged with areas of block paving, patio and lawn. Planted borders. Enclosed by timber panel fencing. Outdoor lighting. Outdoor tap.

Service Charge
The sellers have advised that the property is subject to a service charge of approximately £300 per annum. This information should be verified by a solicitor prior to exchange of contracts.

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.







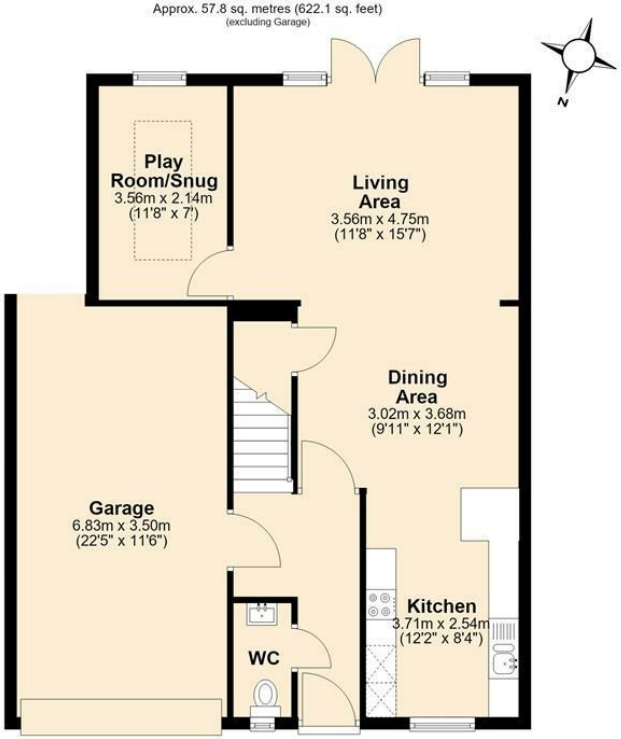






Ground Floor

Approx. 57.8 sq. metres (622.1 sq. feet)
(excluding Garage)



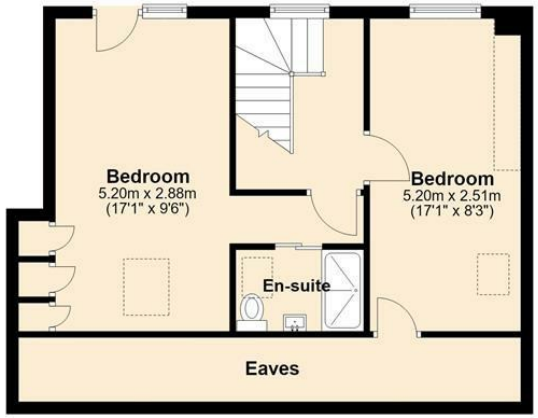
First Floor

Approx. 55.2 sq. metres (593.9 sq. feet)



Second Floor

Approx. 51.1 sq. metres (550.1 sq. feet)



Total area: approx. 164.1 sq. metres (1766.1 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 imprtance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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