



**The Sonnets, Hemel Hempstead, HP1 3RS**  
**Asking price £475,000**

**Sears & Co**  
estate & letting agents

A well presented three bedroom end of terrace family home situated in this popular 'cul de sac' position on The Sonnets, Gadebridge, HP1.

Accommodation includes an entrance hallway, living room, open plan kitchen/dining room, w/c, impressive main bedroom with vaulted ceiling, two further bedrooms and a modern family bathroom.

Externally the property further benefits from an area of front garden, detached garage with parking to the front and a delightful private rear garden. Council tax band E. Contact sole appointed selling agents Sears & Co to arrange a viewing.

### Front Door

#### Entrance Hallway

Radiator. Wood effect flooring. Stairs rising to the first floor accommodation. Access to the living room and w/c.

#### W/C

Double glazed window. Fitted with a cabinet enclosed wash hand basin and a low level w/c. Chrome radiator. Wood effect flooring. Recessed down lighting.

#### Living Room

Double glazed bay window. Radiator. Open plan to the kitchen/dining room.

#### Kitchen/Dining Room

Double glazed window. Double glazed doors to the rear garden. Fitted with a range of eye and base level units with work surfaces over also forming upstands. Integrated oven with hob and extractor over. Integrated washing machine and dishwasher. Space for a freestanding fridge freezer. Ceramic sink with drainer unit and mixer tap. Radiator. Recessed down lighting. Tiled flooring.

#### First Floor Landing

Airing cupboard. Access to the loft. Access to the family bathroom and three bedrooms.

#### Bedroom One

Double glazed window. Radiator. Built in wardrobes.

#### Bedroom Two

Double glazed window. Radiator. Built in storage cupboard.

#### Bedroom Three

Double glazed window. Radiator.

#### Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed 'P' shaped bath with shower over, wall mounted wash hand basin and low level w/c. Chrome heated towel rail. Partially tiled walls. Tiled flooring. Recessed down lighting. Extractor fan.

#### To The Rear

A private garden arranged with areas of patio, lawn and shingle. Enclosed by a mixture of timber panel fencing and hedging. Outside light. Outside tap. Gated side access.

#### To The Front

An area of front garden laid with shingle. Planted borders. Outside light. Courtesy door to the garage. Steps to the front door.

#### Garage

Accessed via a courtesy door from the front garden. Power and lighting. Tiled flooring.

#### Parking

The property also benefits from a parking space (located in front of the garage).

#### 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.

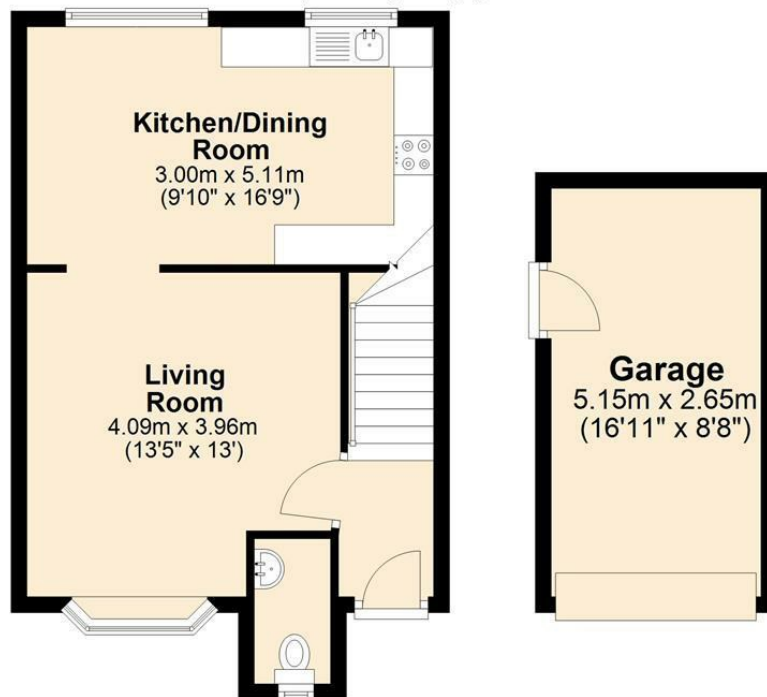


**Sears & Co**

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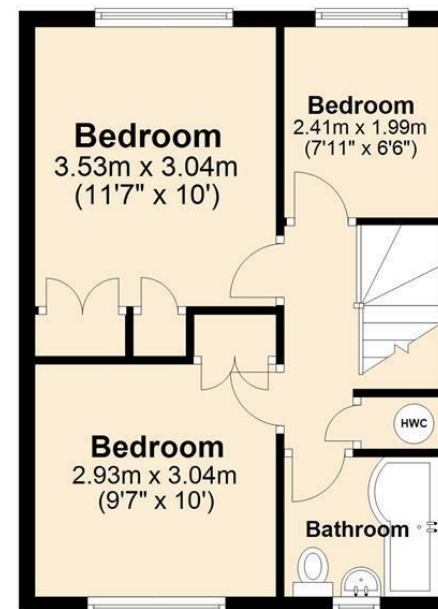
## Ground Floor

Approx. 38.1 sq. metres (410.0 sq. feet)  
(excluding Garage)



## First Floor

Approx. 36.9 sq. metres (396.8 sq. feet)



Total area: approx. 75.0 sq. metres (806.8 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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[www.searsandco.co.uk](http://www.searsandco.co.uk)

**Sears & Co**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

