



Fletcher Way, Hemel Hempstead, HP2 5SA
Asking price £260,000

Sears & Co
estate & letting agents

****NO UPPER SALES CHAIN****

A rarely available and well proportioned three bedroom duplex maisonette, situated in this popular position on Fletcher Way, HP2.

Accommodation includes an entrance hallway, living room, 19ft open plan kitchen/dining room, downstairs w/c, three well proportioned first floor bedrooms and a refitted family bathroom with a three piece white suite.

Externally the property further benefits from an area of front garden and a private rear garden. Council tax band B. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

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

Living Room

Double glazed window. Radiator. Wood effect flooring. Gas fireplace.

Kitchen/Dining Room

Double glazed window. Double glazed door leading to the rear garden. Fitted with a range of eye and base level units with quartz work surfaces over. Integrated oven, hob with extractor over, microwave, washing machine and tumble dryer. Space for a freestanding dishwasher and fridge freezer. One and a half bowl stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Tile effect flooring. Radiator. Recessed down lighting.

W/C

Fitted with a low level w/c. Tile effect flooring.

First Floor Landing

Storage cupboard. Access to the family bathroom and three bedrooms.

Bedroom

Double glazed window. Radiator. Storage cupboard.

Bedroom

Double glazed window. Built in wardrobe. Wood effect flooring.

Bedroom

Double glazed window. Radiator. Wood flooring.

Family Bathroom

Two double glazed windows. Fitted with a three piece suite to include a 'P shaped' panel enclosed bath with shower over and glass screen, cabinet enclosed wash hand basin and a low level w/c. Tiled walls. Tile effect flooring. Chrome heated towel rail.

To The Front

An area of front garden laid with lawn. Outside light.

To The Rear

A private garden arranged with areas of patio, lawn and loose stones. Enclosed predominantly by timber panel fencing. Mature trees. Outside tap. Outside light. Brick built store cupboard.

Lease & Charges

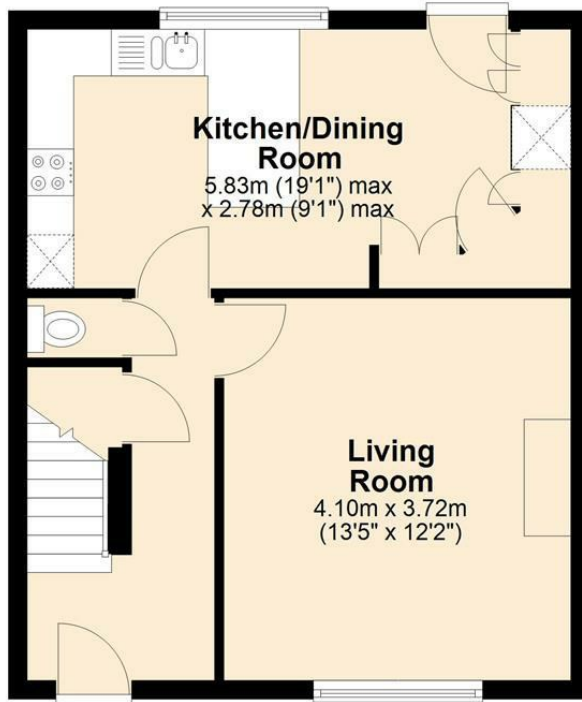
The sellers have also advised that there is approximately 100 years remaining on the leasehold. We have been advised the service charge for 01/10/2025 to 31/03/2026 will be £157.48 and that the ground rent & insurance for the previous year was £214.92 This information should be verified by a solicitor prior to exchange of contracts.



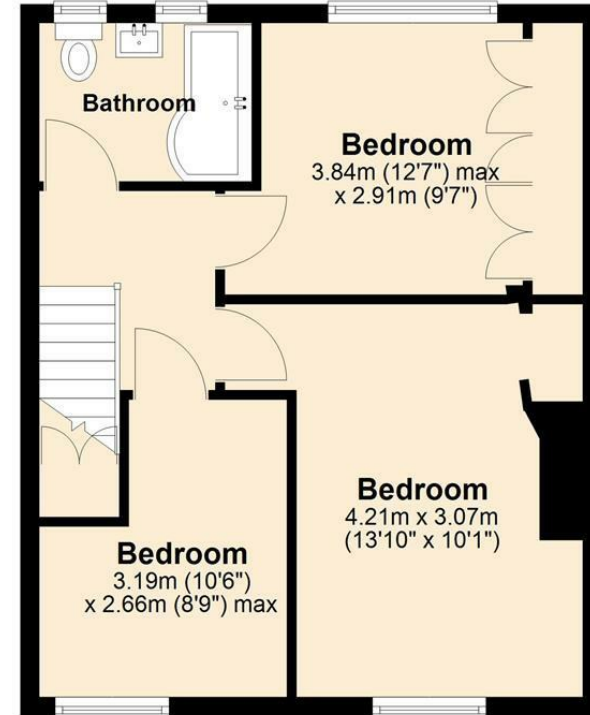
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www.searsandco.co.uk call: 01442 254 100

Ground Floor
Approx. 40.7 sq. metres (438.0 sq. feet)



First Floor
Approx. 42.1 sq. metres (453.5 sq. feet)



Total area: approx. 82.8 sq. metres (891.5 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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Sears & Co

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

