

Beechfield Road, Hemel Hempstead, HP1 1NZ

Asking price £500,000

Sears & Co

estate & letting agents

An immaculately presented three bedroom family home, offering in excess of 1000 sqft of accommodation, situated in this popular position on Beechfield, within the highly sought after area of Boxmoor, HP1. The property is conveniently located approximately 0.8 miles from Hemel Hempstead mainline railway station and within easy reach of well regarded local schools.

The ground floor accommodation comprises a welcoming entrance hallway, living room, luxuriously refitted 18ft kitchen/dining room, useful utility room and a w/c. The first floor offers three generously sized bedrooms and a modern refitted shower room.

Externally, the property benefits from a generous driveway providing off road parking for multiple vehicles and an attractive, landscaped rear garden, featuring a spacious decked seating area, raised lawn and a garden cabin, providing versatile additional space. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway
Radiator. Wood flooring. Under stair storage cupboard. Recessed down lighting. Stairs rising to the first floor accommodation. Access to the kitchen/dining room and living room.

Living Room
Double glazed window. Vertical radiator. Media storage. Recessed down lighting.

Dining Area
Double glazed doors leading to the rear garden. Vertical radiator. Recessed down lighting. 'Amtico' tile effect flooring. Open plan to the kitchen.

Kitchen
Double glazed window. Fitted with a range of eye and base level units with quartz work surfaces over also forming upstands, drainer groves and a separation bar. Integrated oven with electric hob and extractor over. Integrated fridge freezer, microwave, wine cooler and dishwasher. Inset sink with mixer tap. Recessed down lighting. 'Amtico' tile effect flooring. Access to the utility room.

Utility Room
Double glazed window. Double glazed doors to the rear garden. Double glazed door to the side access. Radiator. Recessed down lighting. Fitted with a range of eye and base level units with work surfaces over. Wood effect flooring. Space for a freestanding washing machine and tumble dryer. Access to the w/c.

W/C
Accessed via a pocket door. Fitted with a low level w/c and wall mounted wash hand basin with mixer tap.

First Floor Landing
Airing cupboard. Recessed down lighting. Access to the loft. Access to the shower room and three bedrooms.

Bedroom One
Two double glazed windows. Vertical radiator. Fitted with a range of built in wardrobe storage and a dressing table.

Bedroom Two
Double glazed window. Radiator.

Bedroom Three
Double glazed window. Radiator.

Shower Room
Double glazed window. Fitted with a three piece suite to include an oversized shower enclosure with 'Aqualisa' shower over, low level w/c and wall mounted wash hand basin with mixer tap. Tiled walls. Tiled flooring. Recessed down lighting. Chrome heated towel rail.

To The Front
An area of resin bonded frontage providing driveway parking. Outside light. Side access.

To The Rear
A private garden arranged with areas of composite decking, patio and lawn. Enclosed by timber panel fencing. Shingle borders. Summer house. Outside tap. Outside lighting.



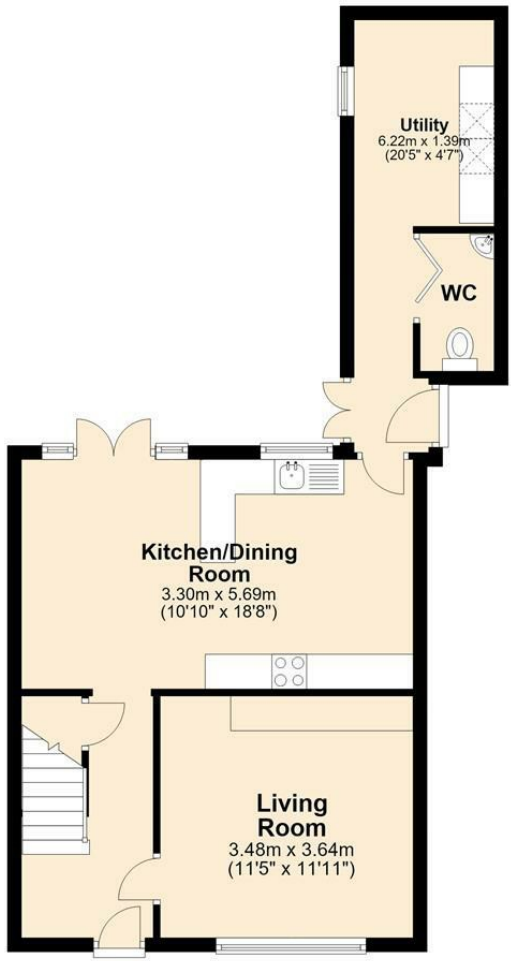




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Ground Floor

Approx. 50.5 sq. metres (543.5 sq. feet)



First Floor

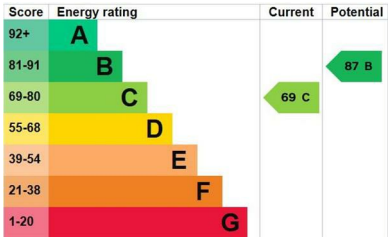
Approx. 43.6 sq. metres (469.5 sq. feet)



Total area: approx. 94.1 sq. metres (1012.9 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
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