



Briery Way, Hemel Hempstead, HP2 7AP
Asking price £475,000

Sears & Co
estate & letting agents

A well proportioned and immaculately presented four bedroom family home, situated in this popular position on Briery Way, Adeyfield, HP2, with accommodation spanning in excess of 1000 sqft.

The ground floor layout includes an entrance hallway, living room and a luxuriously refitted 19ft kitchen/dining room. The first floor comprises four bedrooms and a modern family bathroom.

Externally the property further benefits from driveway parking and a beautiful private rear garden.

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

Front Door

Entrance Hallway

Vertical radiator. Wood effect tiled flooring. Recessed down lighting. Under stair storage solutions. Stairs rising to the first floor accommodation. Access to the dining area and living room.

Living Room

Double glazed window. Radiator. Wood effect flooring. Cast iron effect fireplace with decorative tiling and tiled hearth.

Dining Area

Double glazed bi folding doors leading to the garden. Wood effect tiled flooring. Recessed down lighting. Vertical radiator. Open plan to the kitchen area.

Kitchen

Two double glazed windows. Fitted with a range of eye and base level units with quartz work surfaces over. Space for a freestanding American style fridge freezer, dishwasher and washing machine. Integrated one and a half oven with electric hob and extractor over. Sink with drainer unit and mixer tap. Tiling to splash back areas. Recessed down lighting. Wood effect tiled flooring.

First Floor Landing

Airing cupboard. Access to the family bathroom and four bedrooms.

Bedroom

Two double glazed windows. Radiator. Built in wardrobe.

Bedroom

Double glazed window. Radiator. Feature fireplace.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator.

Family Bathroom

Two double glazed windows. Fitted with a three piece suite to include a freestanding bath with shower screen and shower over, pedestal wash hand basin and a low level w/c. Tiled walls. Tiled flooring. Chrome heated towel rail. Recessed down lighting. Extractor fan. Access to the loft.

To The Front

A substantial area of block paving providing driveway parking. Storm porch to the front door. Outside light.

To The Rear

A private garden arranged with areas of patio and lawn. Gated side access. Mixture of outside storage sheds. Enclosed by timber panel fencing and part brick. Outside power. Outside lighting.

Buyers 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.

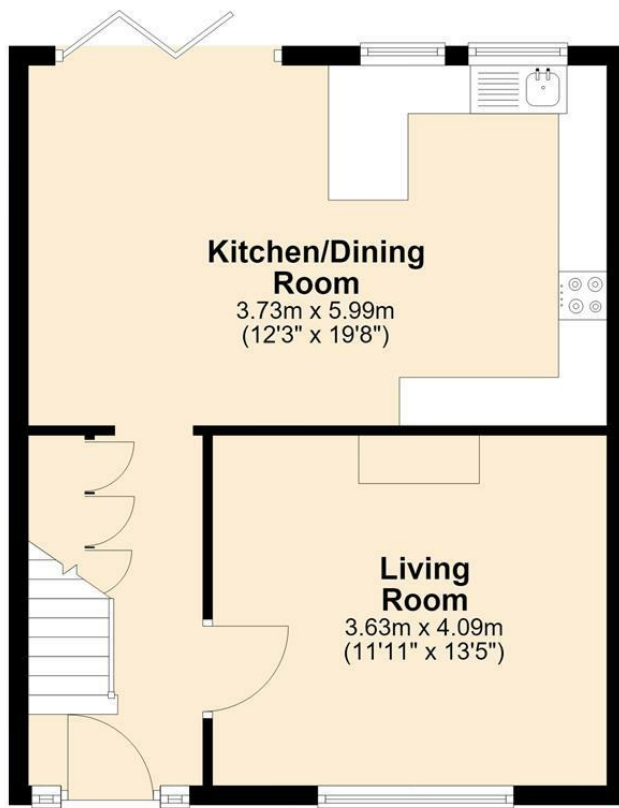


Sears & Co

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

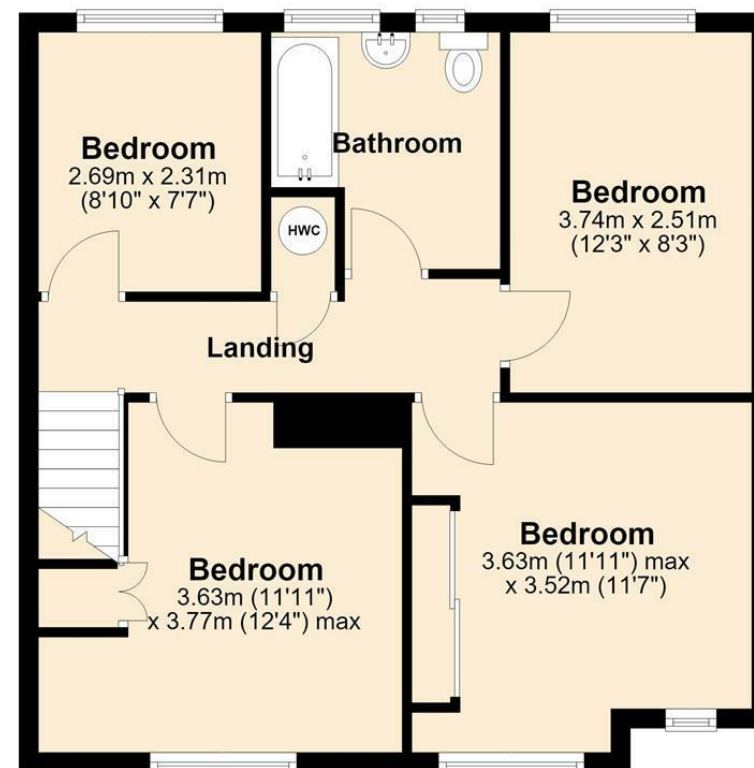
Ground Floor

Approx. 44.7 sq. metres (481.5 sq. feet)



First Floor

Approx. 54.5 sq. metres (586.7 sq. feet)



Total area: approx. 99.2 sq. metres (1068.2 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.

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.

www.searsandco.co.uk

Sears & Co

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

