The Copse, Hemel Hempstead, HP1 2TA
Asking price £795,000

Sears & Co
estate & letting agents

A handsome and substantial four bedroom, three bathroom detached family home, enjoying an exclusive position on The Copse within the popular Fields End development, situated approximately 1.5 miles from the picturesque village of Potten End. The property offers over 1800 sqft of spacious and versatile accommodation, ideally suited to modern family living.

The ground floor accommodation comprises a welcoming entrance hallway, an impressive 20ft living room, separate dining room, conservatory, family room, well appointed kitchen, useful utility room and a guest w/c. The first floor offers a generous principal bedroom with built in wardrobes and an en suite bathroom, a second bedroom benefiting from its own dressing area and en suite, two further well proportioned bedrooms and a family bathroom.

Externally, the property further benefits from generous driveway parking, a double garage, an attractive front garden and a private, low maintenance rear garden.

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

Front Door

Entrance Hallway
Built in foot mat. Wood effect flooring. Radiator. Stairs rising to the first floor accommodation. Under stair storage cupboard. Access to the family room, living room and w/c.

W/C
Fitted with a cabinet enclosed wash hand basin and a low level w/c. Radiator. Partially tiled walls. Wood effect flooring. Extractor fan.

Living Room
Double glazed box window. Fireplace. Radiator. Double doors to the dining room.

Dining Room
Double glazed sliding doors to the conservatory. Radiator. Access to the family room.

Conservatory
Brick & double glazed construction. Double glazed doors to the garden. Tiled flooring.

Family Room
Double glazed window. Radiator. Wood effect flooring. Archway to the kitchen.

Kitchen
Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Integrated oven, fridge freezer and dishwasher. Integrated gas hob with extractor over. One and a half bowl stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Tiled flooring. Radiator. Access to the utility room.

Utility Room
Double glazed door to the rear garden. Fitted with eye level units and a base level unit with work surface over. Space for a freestanding washing machine and tumble dryer. Tiled flooring. Radiator. Courtesy door to the garage.

First Floor Landing
Airing cupboard. Access to the loft. Access to the family bathroom and all bedrooms.

Principal Bedroom
Double glazed window. Radiator. Built in wardrobes. Access to the en suite.

En Suite
Double glazed window. Fitted with a four piece suite to include a shower enclosure, cabinet enclosed wash hand basin, bidet and a low level w/c. Radiator. Vinyl flooring. Partially tiled walls.

Bedroom
Double glazed window. Radiator. Fitted wardrobes. Archway to the dressing area.

Dressing Area
Double glazed window. Built in storage cupboard. Radiator. Access to the en suite.

En Suite
Fitted with a three piece suite to include a shower area, cabinet enclosed wash hand basin and a low level w/c. Radiator. Vinyl flooring. Partially tiled walls. Extractor fan.

Bedroom
Double glazed window. Radiator.

Bedroom
Double glazed window. Radiator.

Family Bathroom
Double glazed window. Fitted with a three piece suite to include a panel enclosed bath, pedestal wash hand basin and a low level w/c. Radiator. Vinyl flooring. Partially tiled walls.

To The Front
An area of block paving providing driveway parking. An area of front garden laid with lawn and low level hedging. Access to the double garage.

To The Rear
A private garden arranged with areas of block paved patio and lawn. Enclosed predominately by timber panel fencing and hedging.

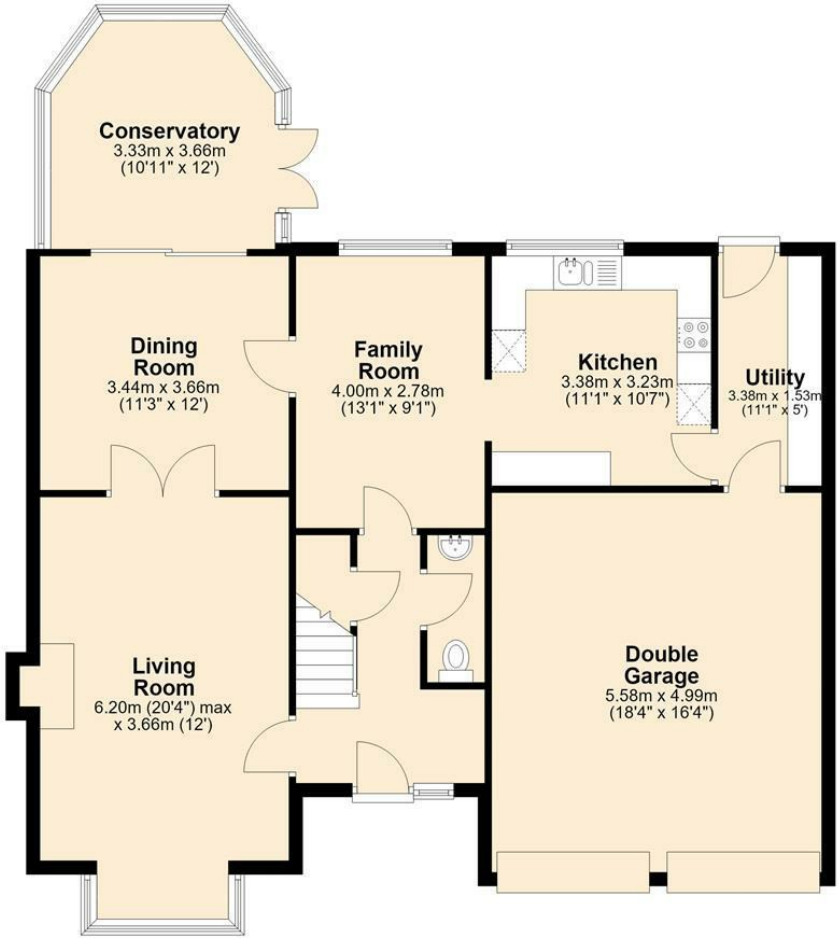
Double Garage
Accessed via two up and over doors to the front and a courtesy door from the utility room. Power and lighting.

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.

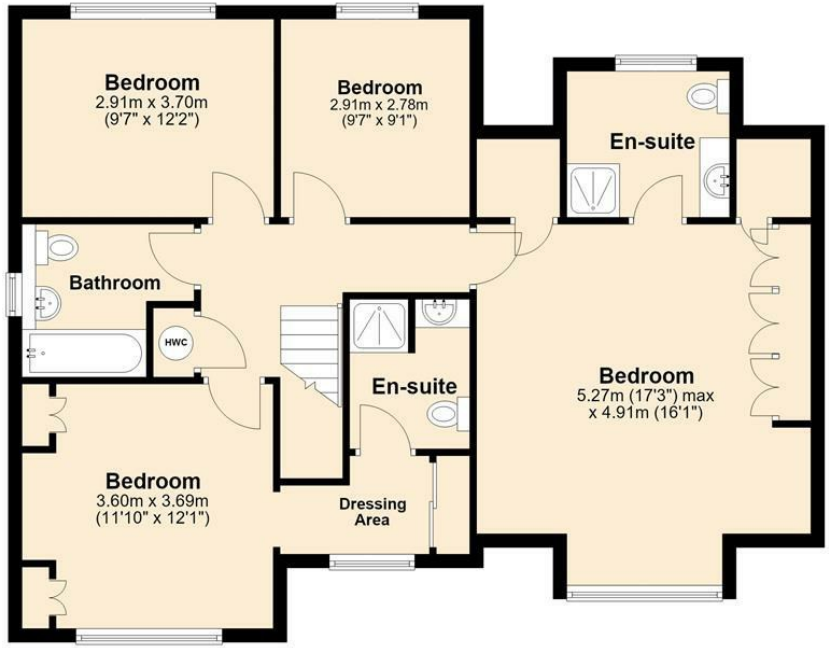
Ground Floor

Approx. 83.8 sq. metres (901.8 sq. feet)
(excluding Double Garage)



First Floor

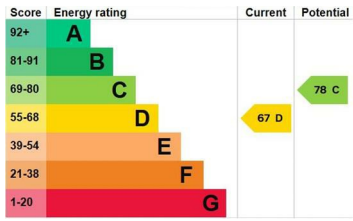
Approx. 88.9 sq. metres (957.0 sq. feet)



Total area: approx. 172.7 sq. metres (1858.7 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 dilligence 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
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

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