



Argyll Road, Hemel Hempstead, HP2 6NF
Asking price £350,000

Sears & Co
estate & letting agents

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

A well presented three bedroom terraced family home situated in this popular position on Argyll Road, HP2.

The layout includes an entrance porch, entrance hallway, kitchen, open plan living/dining room, three first floor bedrooms and a refitted shower room.

Externally the property further benefits from driveway parking and a low maintenance private rear garden. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Double Glazed Front Door

Entrance Porch

Double glazed window. Wood effect flooring. Double glazed door to the entrance hallway.

Entrance Hallway

Double glazed door. Radiator. Storage cupboards. Stairs rising to the first floor accommodation. Access to the kitchen and living/dining room.

Living/Dining Room

Double glazed window. Double glazed patio door leading to the rear garden. Radiator. Wood effect flooring.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Integrated oven and hob with extractor over. Space for a freestanding fridge freezer, dishwasher and washing machine. Stainless steel sink with drainer unit and mixer tap. Tiled splash back. Tile effect flooring.

First Floor Landing

Storage cupboard. Access to the loft. Access to the shower room and three bedrooms.

Bedroom One

Double glazed window. Radiator. Built in storage.

Bedroom Two

Double glazed window. Radiator.

Bedroom Three

Double glazed window. Radiator.

Shower Room

Two double glazed windows. Fitted with a three piece suite to include a shower enclosure, cabinet enclosed wash hand basin and low level w/c. Chrome heated towel rail. Wood effect flooring. Partially tiled walls.

To The Front

An area of block paving providing driveway parking.

To The Rear

A private garden arranged with areas of artificial lawn and patio. Enclosed predominately by timber panel fencing.

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.

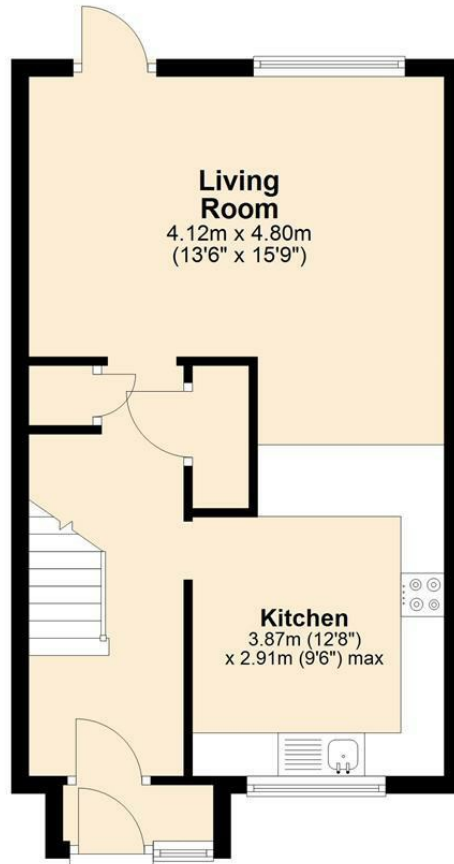


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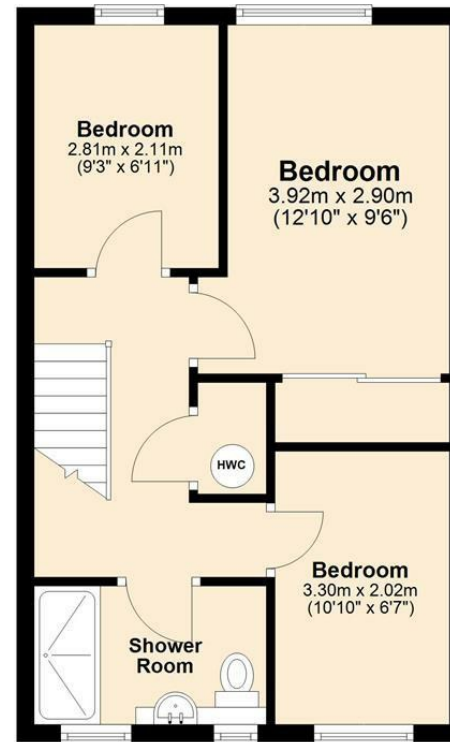
Ground Floor

Approx. 40.1 sq. metres (431.3 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.7 sq. feet)



Total area: approx. 79.1 sq. metres (851.0 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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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

