



Candlefield Road, Hemel Hempstead, HP3 9UN
Asking price £375,000

Sears & Co
estate & letting agents

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

A well proportioned three bedroom mid terrace property situated in this popular position in Bennetts End on Candlefield Road, HP3.

The layout comprises of an entrance porch, entrance hallway, living room, dining room, kitchen, three first floor bedrooms and a family bathroom.

Externally the property further benefits from an area of front garden and a delightful rear garden with useful brick out building. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Porch

Double glazed window. Tiled flooring. Door to the entrance hallway.

Entrance Hallway

Double glazed window. Radiator. Understairs storage cupboard. Access to the first floor accommodation. Access to the living room and kitchen.

Living Room

Double glazed window. Radiator. Feature fireplace. Access to the dining room.

Dining Room

Double glazed sliding doors leading to the rear garden. Radiator. Archway to the kitchen.

Kitchen

Double glazed window. Double glazed door leading to the rear garden. Fitted with a range of eye and base level units with work surfaces over also forming a breakfast bar.

Space for a free standing washing machine, oven and fridge freezer. Stainless steel one and a half bowl sink with drainer unit and mixer tap. Tiling to splash back areas. Tiled flooring. Towel rail.

First Floor Landing

Radiator. Access to the loft. Access to all bedrooms and family bathroom.

Bedroom One

Double glazed window. Radiator. Fitted with a range of built in bedroom furniture.

Bedroom Two

Double glazed window. Radiator. Storage cupboard. Airing cupboard.

Bedroom Three

Double glazed window. Radiator. Storage cupboard.

Family Bathroom

Double glazed window. Fitted with a three piece to include a panel enclosed bath with electric shower over, pedestal wash hand basin and a low level w/c. Tiled walls. Heated towel rail.

To The Rear

A private garden arranged with areas of patio and lawn. Enclosed by timber panel fencing, brick wall and hedging. Outside light. Brick built store. Gated access.

To The Front

An area of partially enclosed frontage mainly laid to lawn with a pathway to the front door.

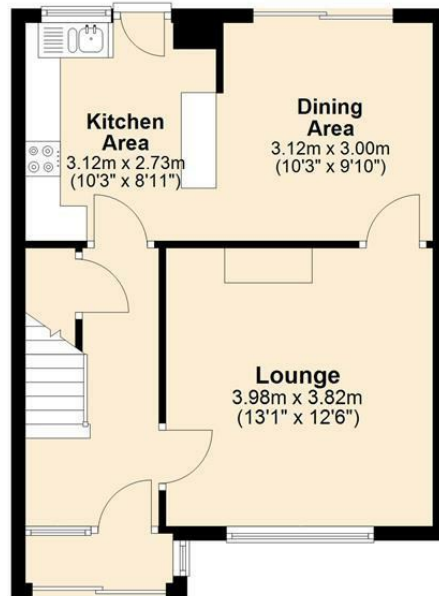
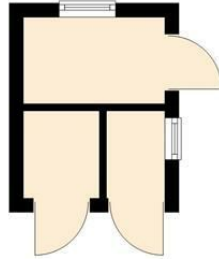


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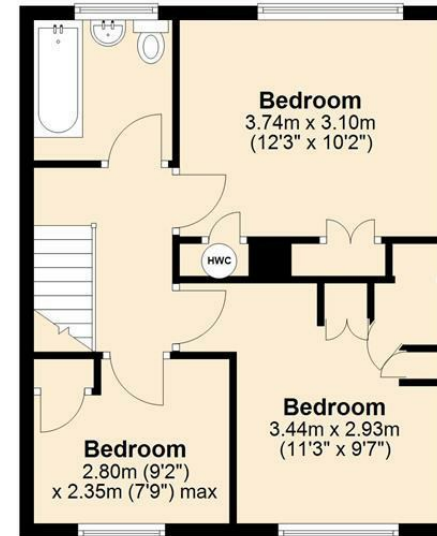
Ground Floor

Approx. 43.7 sq. metres (470.2 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.4 sq. feet)



Total area: approx. 85.3 sq. metres (918.6 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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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 | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

