



Green End Road, Hemel Hempstead, HP1 1QR
Asking price £475,000

Sears & Co
estate & letting agents

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

A rarely available two bedroom detached bungalow, situated in this popular position on Green End Road, Boxmoor, located approximately 0.6 miles from Hemel Hempstead mainline train station and with potential to extend/improve, subject to the necessary permissions.

The accommodation includes an entrance hallway, kitchen/dining room, 16ft living room, two double bedrooms and a family bathroom.

Externally, the property further benefits from driveway parking, an area of front garden and a private rear garden.

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

Front Door

Entrance Hallway

Radiator. Access to the loft. Access to both bedrooms, family bathroom, living room, kitchen/dining room.

Kitchen/Dining Room

Double glazed window. Door to the side aspect. Stainless steel sink with drainer unit and mixer tap. Pantry with double glazed window. Space for free standing appliances.

Living Room

Double glazed sliding door to the rear garden. Radiator.

Bedroom

Double glazed window. Radiator. Storage cupboard.

Bedroom

Double glazed window. Radiator. Built in wardrobes.

Family Bathroom

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

To The Front

Accessed via double gates. An area of tarmac providing driving parking. An area of front garden laid with artificial lawn. Planted borders. Enclosed by low level timber panel fencing and part brick wall. Gated side access. Pathway and storm porch to the front door.

To The Rear

A private garden arranged with areas of patio and lawn. Enclosed by timber panel fencing. Planted borders. Timber shed.

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.

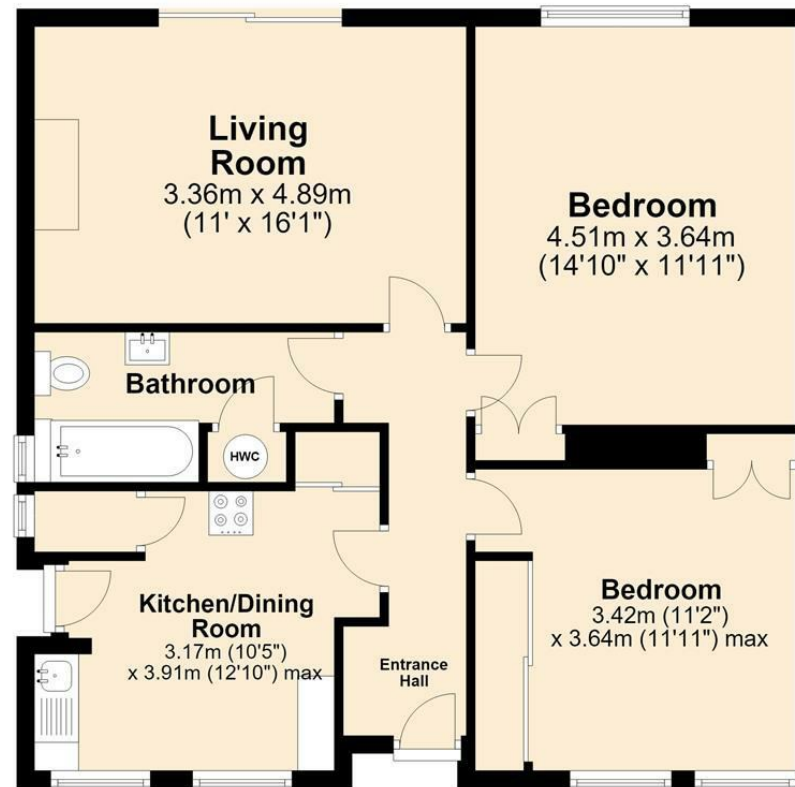


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Ground Floor

Approx. 71.7 sq. metres (771.6 sq. feet)



Total area: approx. 71.7 sq. metres (771.6 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
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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

