



**Martian Avenue, Hemel Hempstead, HP2 5PL**  
**Asking price £425,000**

**Sears & Co**  
estate & letting agents

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

A recently refurbished and immaculately presented four bedroom end of terrace family home, situated in this popular position on Martian Avenue, with accommodation spanning in the region of 1000 sqft.

The layout includes an entrance hallway, open plan living/dining areas, modern kitchen with integrated appliances, w/c, four bedrooms and a refitted family bathroom.

Externally the property further benefits from an area of front garden, garage and a low maintenance private rear garden. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

### **Front Door**

### **Entrance Hallway**

Wood effect flooring. Radiator. Utility cupboard with space for a freestanding washing machine and tumble dryer. Stairs rising to the first floor accommodation. Access to the w/c, kitchen and living area.

### **Living Area**

Double glazed window. Radiator. Wood effect flooring. Recessed down lighting. Open plan to the dining area.

### **Dining Area**

Double glazed sliding doors to the rear garden. Wood effect flooring. Radiator. Recessed down lighting.

### **Kitchen**

Double glazed window. Double glazed door to the rear garden. Fitted with a range of eye and base level units with work surfaces over. Integrated oven, microwave, dishwasher and fridge freezer. Integrated hob with extractor over. Stainless steel sink with with drainer unit and mixer tap. Tiling to splash back areas. Wood effect flooring. Recessed down lighting.

### **W/C**

Double glazed window. Fitted with a cabinet enclosed wash hand basin and an enclosed cistern w/c. Wood effect flooring. Radiator.

### **First Floor Landing**

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

### **Bedroom One**

Double glazed window. Radiator.

### **Bedroom Two**

Double glazed window. Radiator.

### **Bedroom Three**

Double glazed window. Radiator. Storage cupboard.

### **Bedroom Four**

Double glazed window. Radiator.

### **Family Bathroom**

Double glazed window. Fitted with a three piece suite to include a tile enclosed bath with glass screen and shower over, cabinet enclosed wash hand basin and a low level w/c. Chrome heated towel rail. Tiled walls. Tiled flooring.

### **To The Front**

An area of front garden laid with lawn. Pathway to the front door.

### **To The Rear**

A private garden arranged with areas of patio, lawn, planting and loose stones. Enclosed by a mixture of timber panel fencing and part walled. Outside tap. Outside light. Brick built store shed. Gated rear access.

### **Garage**

The property further benefits from a garage located in a nearby block.

### **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.

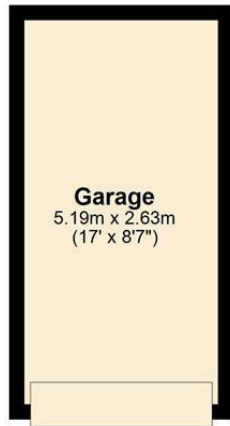


**Sears & Co**

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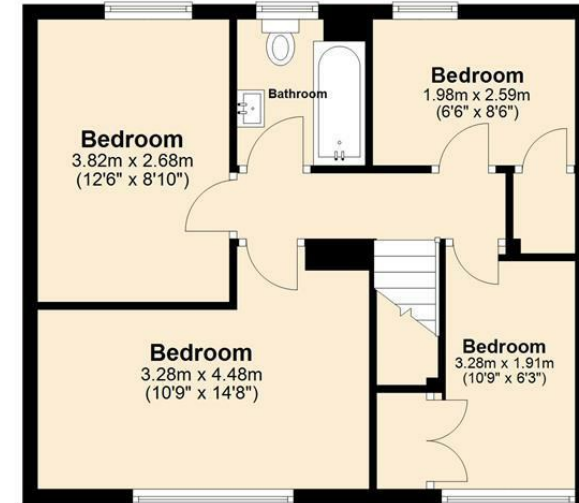
### Ground Floor

Approx. 46.6 sq. metres (501.5 sq. feet)  
(excluding Garage, Brick Shed)



### First Floor

Approx. 46.5 sq. metres (501.0 sq. feet)



Total area: approx. 93.1 sq. metres (1002.5 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](http://www.searsandco.co.uk)

**Sears & Co**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

