



**Glebe Close, Hemel Hempstead, HP3 9PA**  
**Asking price £575,000**

**Sears & Co**  
estate & letting agents

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

A well proportioned and extended four bedroom detached family home, situated in this popular position on Glebe Close, HP3, with accommodation spanning in excess of 1400sqft.

The ground floor layout includes an entrance vestibule, impressive 27ft living/dining room, conservatory, kitchen/breakfast room, useful utility room, study area and a w/c. The first floor comprises four bedrooms and a family bathroom with a four piece suite.

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

### **Front Door**

#### **Entrance Vestibule**

Access to the w/c, study area and living/dining room.

#### **Living/Dining Room**

Double glazed window. Two radiators. Feature fireplace. Stairs rising to the first floor accommodation. Access to the kitchen. Double glazed sliding door to the conservatory.

#### **Conservatory**

Part brick and part UPVC construction. Radiator. Tiled flooring.

#### **Kitchen**

Double glazed window. Fitted with a range of eye and base level units with work surfaces over also forming a breakfast bar. Integrated one and a half 'Neff' oven. Gas hob with extractor over. Space for a freestanding dishwasher, low level fridge, low level freezer and a tall fridge freezer. Tile effect flooring. Radiator. Double glazed door to the side aspect. Tiled walls.

#### **Study Area**

Double glazed window. Radiator. Access to the utility room.

#### **Utility Room**

Double glazed window. Base level unit with work surface over. Space for a freestanding washing machine and fridge freezer. Stainless steel sink with drainer unit. Tiling to splash back area. Under stair storage cupboard.

#### **W/C**

Double glazed window. Fitted with a cabinet enclosed wash hand basin and a low level w/c. Radiator. Wood effect flooring. Tiled walls.

#### **First Floor Landing**

Double glazed window. Storage cupboard. Access to the loft. Access to the family bathroom and four bedrooms.

#### **Bedroom One**

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

#### **Bedroom Two**

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

#### **Bedroom Three**

Double glazed window. Radiator. Built in wardrobes with sliding mirrored doors.

#### **Bedroom Four**

Double glazed window. Radiator.

#### **Family Bathroom**

Double glazed window. Fitted with a four piece suite to include a panel enclosed bath, quadrant shower, cabinet enclosed wash hand basin and a low level w/c. Tiled walls. Radiator.

#### **To The Rear**

A private garden arranged with areas of patio and lawn. Planted borders. Enclosed by timber panel fencing and part chain link fencing. Shed. Outside tap. Gated side access.

#### **To The Front**

An area of block paving providing driveway parking. Part enclosed by a low level fence and hedging. Gated side access. Access to the front door.

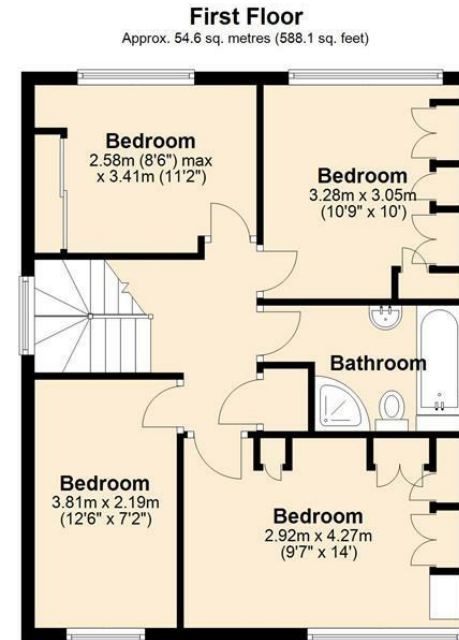
#### **Buyer Information**

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**

[www.searsandco.co.uk](http://www.searsandco.co.uk) call: 01442 254 100



Total area: approx. 135.6 sq. metres (1459.4 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. □

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**Sears & Co**

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

