



Polehanger Lane, Hemel Hempstead, HP1 3PT
Asking price £530,000

Sears & Co
estate & letting agents

A well proportioned semi detached family home, situated in this popular position on Polehanger Lane, HP1, with delightful countryside views to the rear. Accommodation spans in excess of 1000 sqft and offers potential to extend subject the the necessary permissions.

The layout includes an entrance porch, entrance hallway, open plan living/dining room, kitchen, useful office/utility room, w/c, three first floor bedrooms and a refitted family bathroom.

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

Front Door

Entrance Porch

Two double glazed windows. Double glazed door to the entrance hallway.

Entrance Hallway

Double glazed window. Built in foot mat. Wood effect flooring. Radiator. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access to the kitchen and living area.

Living Area

Double glazed window. Radiator. Bi folding door to the dining area.

Dining Area

Double glazed doors to the rear garden. Vinyl flooring. Radiator.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Space for a freestanding oven and dishwasher. Sink with drainer unit and mixer tap. Partially tiled walls. Serving hatch. Tiled flooring. Storage cupboard. Access to the office/utility room.

Office/Utility Room

Double glazed window. Double glazed door to the rear garden. Eye level unit. Work surface with space beneath for a freestanding washing machine and tumble dryer. Space for an American style fridge freezer. Tiled flooring. Access to the w/c.

W/C

Double glazed window. Fitted with a wall mounted wash hand basin and a low level w/c. Tiled walls. Tiled flooring.

First Floor Landing

Double glazed window. Airing cupboard. Access to the loft. Access to the family bathroom and three bedrooms.

Bedroom

Double glazed window. Radiator. Storage cupboard/wardrobe.

Bedroom

Double glazed window. Radiator. Storage cupboard/wardrobe.

Bedroom

Double glazed window. Radiator. Storage cupboard/wardrobe.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with a glass screen and shower over, cabinet enclosed wash hand basin and a low level w/c. Vinyl flooring. Tiling to splash back areas. Radiator.

To The Rear

A private garden arranged with areas of patio and lawn. Planted borders. Enclosed by timber panel fencing. Outside light. Outside tap. Courtesy door to the office/utility room.

To The Front

An area of hard standing providing driveway parking. An area of garden laid with lawn. Partially enclosed by a low level fence and hedging. Planted borders. Access to the garage.

Garage

Accessed via doors to the front. Lighting.

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.

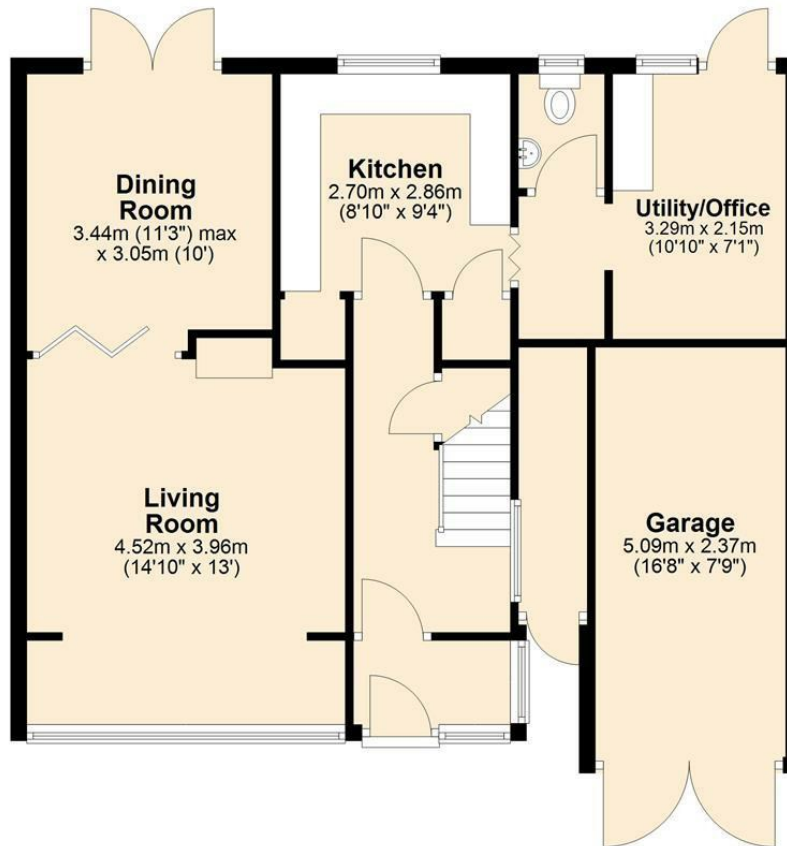


Sears & Co

www.searsandco.co.uk call: 01442 254 100

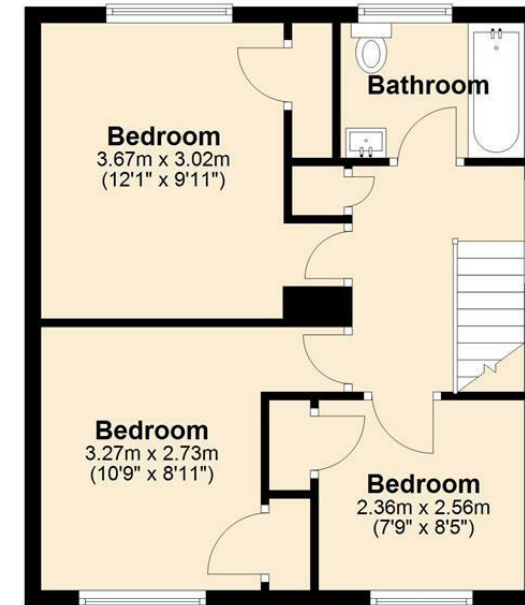
Ground Floor

Approx. 59.8 sq. metres (643.6 sq. feet)
(excluding Garage, unnamed room)



First Floor

Approx. 42.3 sq. metres (454.9 sq. feet)



Total area: approx. 102.1 sq. metres (1098.5 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

Sears & Co

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		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

