



**Chapel Street, Old Town, Hemel Hempstead, HP2 5DL**  
**Asking price £375,000**

**Sears & Co**  
estate & letting agents

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

A well proportioned three bedroom family home, situated in this rarely available position on Archway Court, Chapel Street, Old Town, HP2.

Accommodation includes an entrance hallway, living room, open plan kitchen/dining room, three first floor bedrooms, family bathroom and separate w/c.

Externally the property further benefits from an allocated parking space and a private rear garden. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

### Front Door

### Entrance Hallway

Storage cupboard. Access to the living room and kitchen/dining room.

### Living Room

Two glazed windows. Two radiators. Wood effect flooring. Access to the inner hallway.

### Kitchen/Dining Room

Glazed window. Glazed door leading to the rear garden. Fitted with a range of eye and base level units with work surfaces over. Space for a freestanding washing machine, slimline dishwasher and fridge freezer. Integrated oven with gas hob and extractor over. Tiling to splash back areas. Tiled flooring. Radiator. Access to the inner hallway.

### Inner Hallway

Glazed window. Stairs leading to the first floor landing.

### First Floor Landing

Radiator. Airing cupboard. Access to the loft. Access to the family bathroom, w/c and all bedrooms.

### Bedroom One

Glazed window. Wood effect flooring. Radiator. Built in wardrobe.

### Bedroom Two

Two glazed windows. Electric radiator.

### Bedroom Three

Glazed window. Radiator. Wood effect flooring.

### Family Bathroom

Glazed window. Fitted with a panel enclosed bath with 'Mira' electric shower over and a pedestal wash hand basin. Partially tiled walls. Tile effect flooring. Extractor fan. Radiator.

### W/C

Glazed window. Tile effect flooring. Fitted with a wall mounted wash hand basin and low level w/c. Radiator.

### To the Rear

Private garden arranged with areas of patio and lawn. Enclosed by a mixture of timber panel fencing and low level wall. Outside light. Gated side access.

### Externally

The property further benefits from an allocated parking space.

### Service Charge

The owners have advised that the property is subject to a service charge of approximately £360 per annum. This information should be verified by a solicitor prior to exchange of contracts.

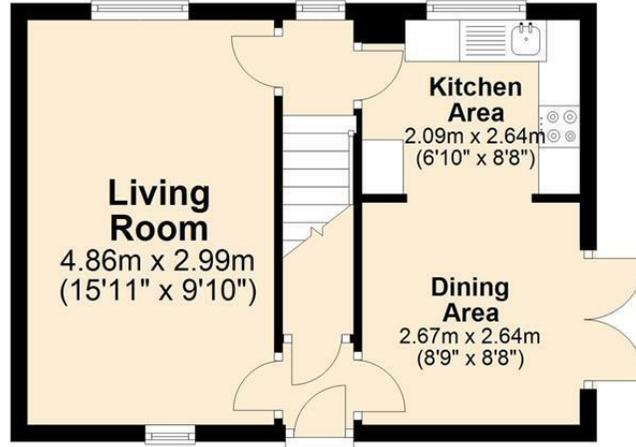


**Sears & Co**

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

## Ground Floor

Approx. 32.5 sq. metres (350.0 sq. feet)



## First Floor

Approx. 44.8 sq. metres (481.9 sq. feet)



Total area: approx. 77.3 sq. metres (832.0 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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call: 01442 254 100

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

