



Lime Walk, Hemel Hempstead, HP3 9LN
Asking price £500,000

Sears & Co
estate & letting agents

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

A well proportioned three bedroom semi detached family home, situated on a larger than average plot on Lime Walk, HP3, offering excellent potential to extend/develop subject to the necessary planning permissions.

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

Externally the property further benefits from an area of frontage providing both driveway parking and front garden, 18ft garage with shed and well maintained private rear garden. Council Tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Radiator. Stairs rising to the first floor accommodation. Access to the kitchen and living/dining room.

Dining Area

Double glazed bow window. Radiator.

Living Area

Double glazed doors leading to the rear garden. Gas fireplace.

Kitchen

Two double glazed windows. Double glazed door leading to the rear garden. Fitted with a range of eye and base level units with work surfaces over. Integrated double oven with gas hob and extractor over. Integrated low level freezer and fridge. Space for a free standing washing machine. Stainless steel one and a half bowl sink with drainer unit and mixer tap. Radiator. Tiled flooring. Partially tiled walls.

First Floor Landing

Double glazed window. Airing cupboard. Access to the loft. Access to the three bedrooms, family bathroom and separate w/c.

Bedroom One

Double glazed window. Radiator.

Bedroom Two

Double glazed window. Radiator. Built in wardrobes with sliding doors. Storage cupboard.

Bedroom Three

Double glazed window. Radiator.

W/C

Double glazed window. Low level w/c. Vinyl flooring.

Family Bathroom

Double glazed window. Fitted with a panel enclosed bath with shower attachment and pedestal wash hand basin. Radiator. Vinyl flooring. Partially tiled walls.

To The Front

An area of front garden laid with lawn. Partially hedged boundary. An area to the side aspect laid with tarmac providing driveway parking leading to the garage accessed via an 'up and over' door. Gated side access. Pathway to the front door.

To The Rear

A private garden arranged with areas of patio and lawn. Brick built store. Outside tap. Enclosed by a mixture of trellis, timber panel and part hedging. Mature trees. Gated side access. Courtesy door to the garage.

Garage

Glazed window. Accessed via an 'up and over' door to the front and a courtesy door from the rear garden. Power and lighting.

Store

Glazed window. Courtesy door to the garage.

Buyer Information

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.

Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

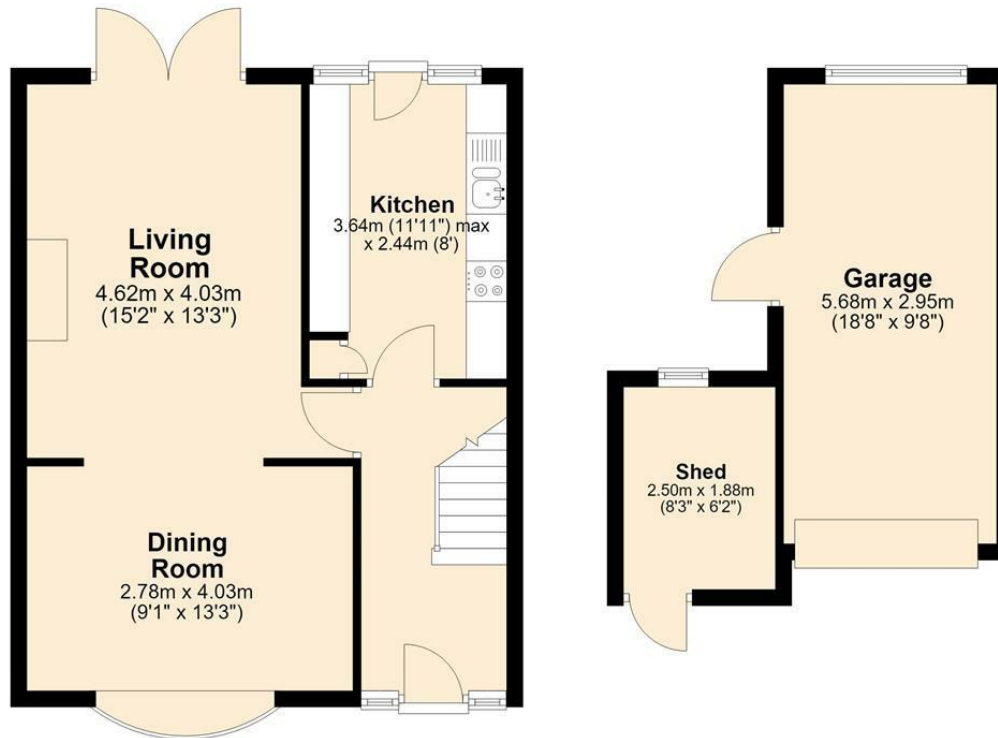


Sears & Co

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

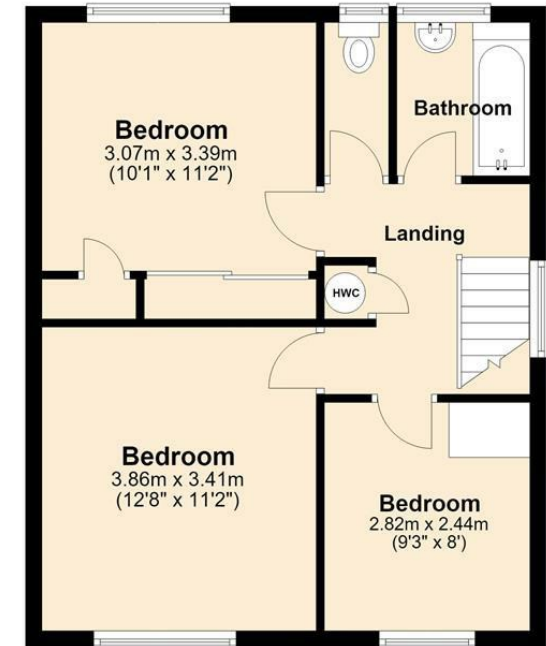
Ground Floor

Approx. 44.8 sq. metres (481.8 sq. feet)
(excluding Garage, Shed)



First Floor

Approx. 45.5 sq. metres (489.4 sq. feet)



Total area: approx. 90.2 sq. metres (971.2 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		81 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

