



Hunting Gate, Hemel Hempstead, HP2 6NY
Asking price £500,000

Sears & Co
estate & letting agents

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

A well proportioned four bedroom detached family home, situated in this popular cul de sac position on Hunting Gate, HP2, with accommodation currently spanning in excess of 1100 sqft (including the garage), offering potential to extend subject to the necessary planning permission.

The layout comprises an entrance hallway, downstairs w/c, 22ft dual aspect living/dining room, kitchen, four first floor bedrooms and a family bathroom.

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

Entrance Porch

Accessed via a double glazed sliding door. Vinyl flooring. Front door to the entrance hallway.

Entrance Hallway

Radiator. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access to the w/c, kitchen and living/dining room.

Living/Dining Room

Double glazed window. Double glazed doors to the rear garden. Two radiators.

Kitchen

Double glazed window. Double 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 oven, washing machine, low level fridge, low level freezer and a dishwasher. Stainless steel sink with drainer unit and mixer tap. Vinyl flooring.

W/C

Double glazed window. Fitted with a wall mounted wash hand basin and a low level w/c. Tiling to splash back area. Radiator.

First Floor Landing

Airing cupboard. Access to the loft. Access to the family bathroom and all bedrooms.

Bedroom

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

Bedroom

Double glazed window. Radiator. Built in wardrobe.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with electric shower over, pedestal wash hand basin and a low level w/c. Partially tiled walls. Vinyl flooring. Radiator.

To The Front

An area of hard standing providing driveway parking. An area of front garden laid with lawn. Access to the garage. Gated side access.

To The Side/Rear

A private side/rear garden arranged with areas of patio and lawn. Enclosed by a mixture of timber panel fencing, hedging and mature trees. Gated side access. Courtesy door to the garage. Shed.

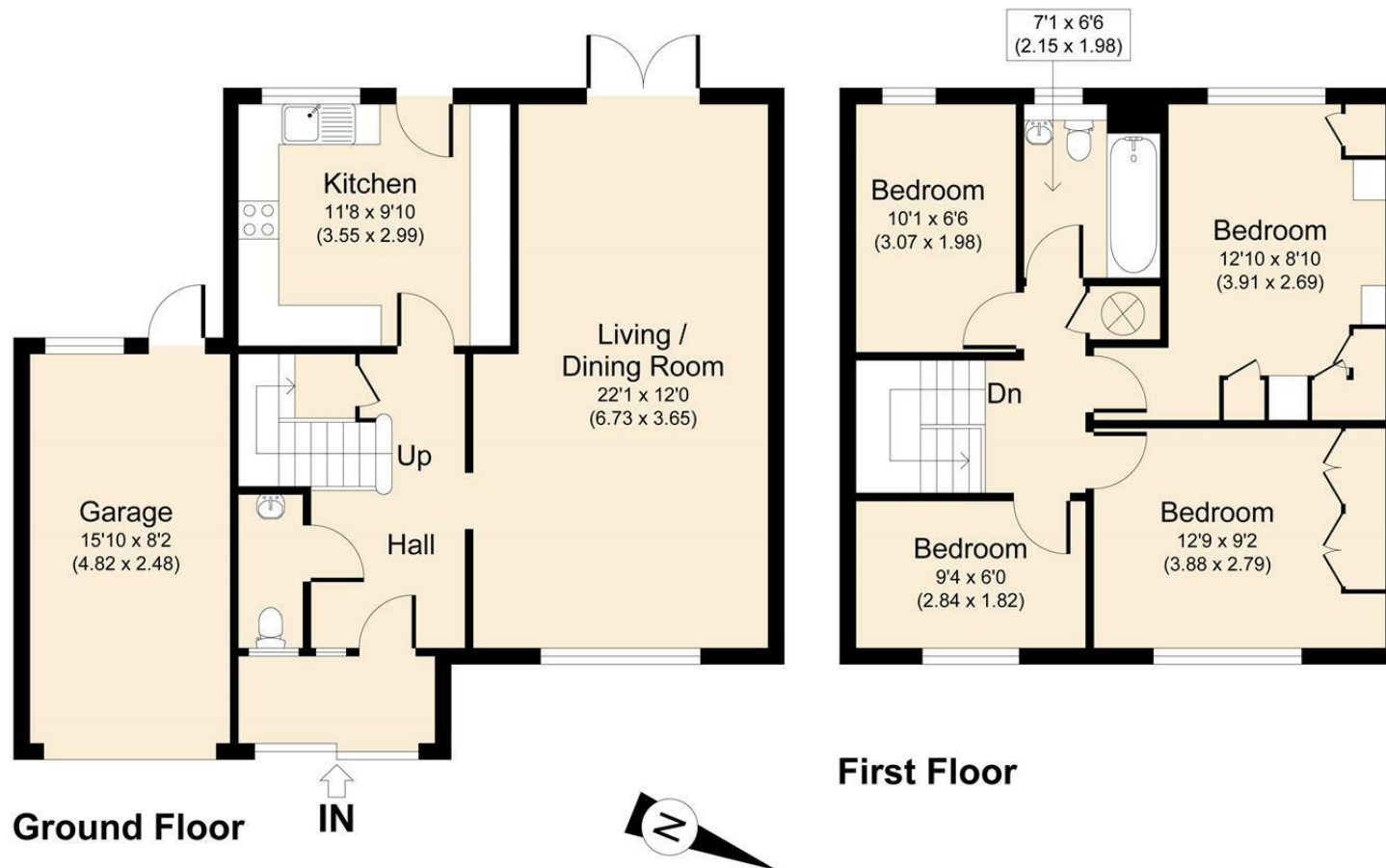
Garage

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



Sears & Co

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



Hunting Gate, HP2

APPROXIMATE GROSS INTERNAL AREA 1115 SQ FT / 103.55 SQ M INC. GARAGE

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