



Randalls Ride, Hemel Hempstead, HP2 5AQ
Asking price £260,000

Sears & Co
estate & letting agents

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

A one bedroom semi detached freehold property, situated in this rarely available position on Randalls Ride, HP2. The layout comprises an entrance hallway, living room/dining room, kitchen, double bedroom and a family bathroom. Externally the property further benefits from a private rear garden and an allocated parking space. Council tax band B. Contact sole appointed agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Radiator. Access to the living room.

Living Room

Double glazed window. Radiator. Stairs to the first floor landing.

First Floor Landing

Stairs to the second floor landing. Double glazed door to the rear garden. Access to the kitchen.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Space for a freestanding oven, washing machine and low level fridge. Stainless steel sink with drainer unit. Tiling to splash back areas. Tiled flooring. Radiator.

Second Floor Landing

Radiator. Airing cupboard. Access to the bedroom and family bathroom.

Bedroom

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a tile enclosed bath, pedestal wash hand basin and low level w/c. Partially tiled walls. Tiled flooring. Radiator. Access to the loft.

To The Rear

A private garden arranged with areas of patio and loose stones. Enclosed by timber panel fencing, hedging and part walled. Gated side access.

To The Front

An area of front garden laid with lawn. Storage cupboard. Gated side access. Storm porch to the front door.

Parking

The property further benefits from an allocated parking space.

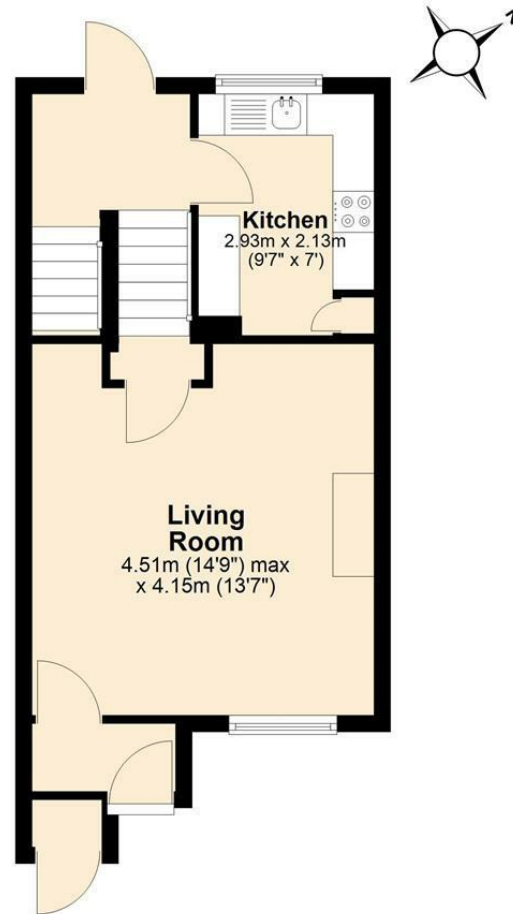


Sears & Co

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

Ground Floor

Approx. 32.9 sq. metres (353.9 sq. feet)



First Floor

Approx. 20.2 sq. metres (217.1 sq. feet)



Total area: approx. 53.0 sq. metres (571.0 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
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

