



**Pond Road, Hemel Hempstead, HP3 8BA**  
**Asking price £410,000**

**Sears & Co**  
estate & letting agents



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

A well proportioned three bedroom mid terrace family home situated in this popular position on Pond Road, HP3.

Accommodation includes an entrance hallway, living room, well appointed kitchen/dining room, three first floor bedrooms and a family bathroom with a three piece suite.

Externally the property further benefits from an area of front garden and a low maintenance rear garden. Council tax band A. Contact sole appointed selling agents Sears & Co to arrange a viewing.

### **Front Door**

### **Entrance Hallway**

Double glazed window. Tiled flooring. Door to the living room.

### **Living Room**

Double glazed window. Two radiators. Electric fireplace. Storage cupboard. Access to the first floor accommodation. Access to the kitchen/dining room.

### **Kitchen/Dining Room**

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 also forming a breakfast bar. Space for a freestanding oven, washing machine and low level fridge. Stainless steel sink with drainer unit. Tiling to splash back areas. Tile effect flooring. Radiator.

### **First Floor Landing**

Radiator. Access to the loft. Access to the family bathroom and three bedrooms.

### **Bedroom One**

Two double glazed windows. Airing cupboard.

### **Bedroom Two**

Two double glazed windows. Radiator.

### **Bedroom Three**

Double glazed window. Radiator.

### **Family Bathroom**

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

### **To The Front**

An area of front garden laid with slate chippings. Side access. Outside light.

### **To The Rear**

A private garden arranged with areas of hard standing, lawn and decking. Enclosed by a mixture of timber panel fencing and chain link fencing. Outside lights. Brick built storage cupboards and w/c. Gated side access.

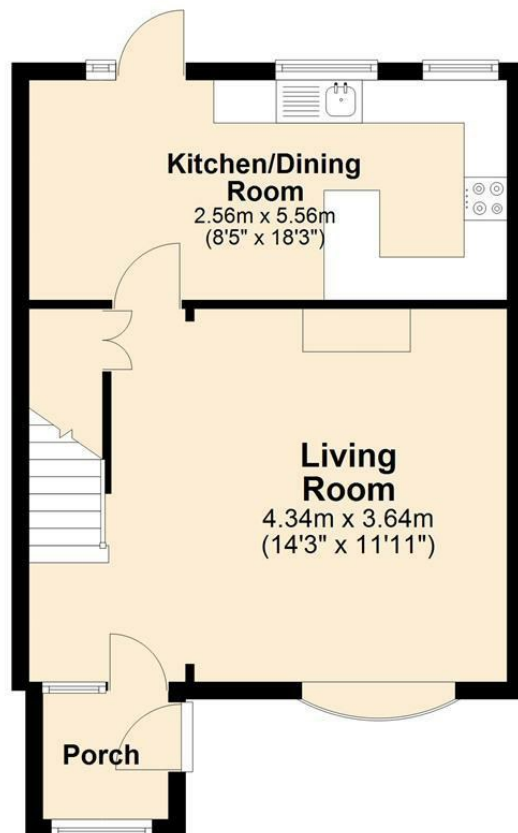


**Sears & Co**

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## Ground Floor

Approx. 41.5 sq. metres (446.6 sq. feet)



## First Floor

Approx. 47.9 sq. metres (515.4 sq. feet)



Total area: approx. 89.4 sq. metres (961.9 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



