



Charlesworth Close, Hemel Hempstead, HP3 9EW
Asking price £450,000

Sears & Co
estate & letting agents

A well proportioned three/four bedroom family home situated in this popular position on Charlesworth Close, Corner Hall, HP3. Accommodation includes an entrance hallway, refitted kitchen, 18ft open plan living/dining room, study/bedroom, downstairs w/c, three well proportioned bedrooms and a family bathroom with a four piece suite. Externally the property further benefits from driveway parking and a private rear garden. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Wood effect flooring. Radiator. Access to the study/bedroom, kitchen and living/dining room.

Living/Dining Room

Double glazed window. Double glazed doors leading to the rear garden. Radiator. Wood effect flooring. Storage cupboard. Stairs rising to the first floor landing.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over also forming upstands. Integrated oven with gas hob and extractor over. Space for a freestanding fridge freezer, washing machine and dishwasher. Tiled flooring. Partially tiled walls.

Study/Bedroom

Double glazed window. Vertical radiator. Storage cupboard. Access to the w/c.

W/C

Fitted with a cabinet enclosed wash hand basin and a low level w/c. Tiled flooring. Tiling to splash back area.

First Floor Landing

Storage cupboard. Access to the boarded loft. Access to the family bathroom and three bedrooms.

Bedroom

Double glazed window. Radiator. Built in wardrobes.

Bedroom

Double glazed window. Radiator. Built in wardrobe.

Bedroom

Double glazed window. Radiator

Family Bathroom

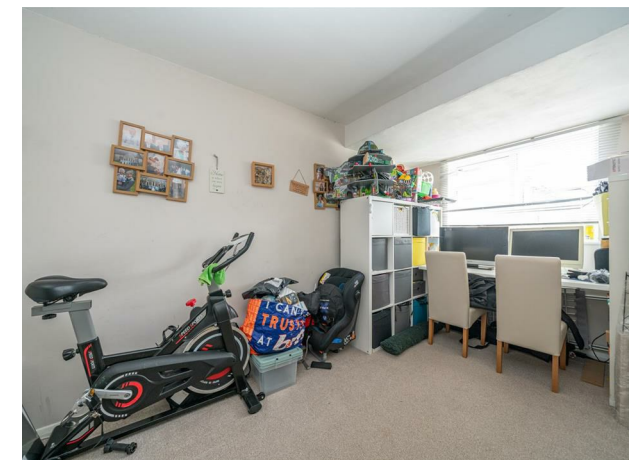
Two double glazed windows. Fitted with four piece suite to include a panel enclosed bath, shower enclosure, cabinet enclosed wash hand basin and a low level w/c. Tiled flooring. Tiled walls. Chrome heated towel rail. Storage cupboard.

To The Rear

A private garden arranged with areas of patio and lawn. Enclosed by timber panel fencing. Gated side access. Planted borders. Outside light.

To The Front

An area of block paving proving driveway parking. Outside light.



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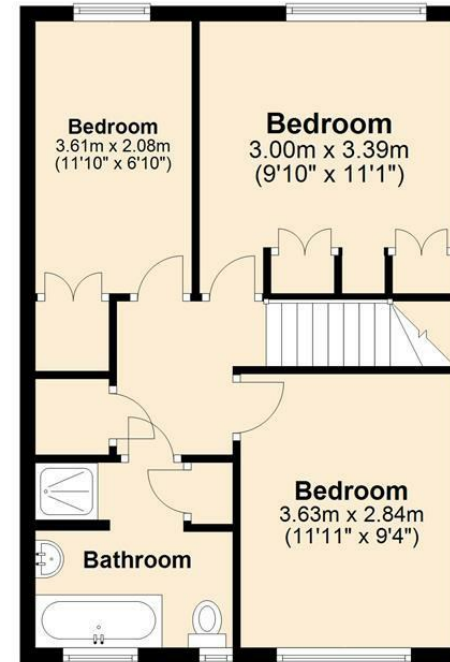
Ground Floor

Approx. 52.3 sq. metres (562.9 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.0 sq. feet)



Total area: approx. 98.5 sq. metres (1060.0 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

