



Howards Drive, Gadebridge, HP1 3NW
Asking price £450,000

Sears & Co
estate & letting agents

AN EXTENDED, well presented, family home situated in this popular position on Howards Drive in the Gadebridge area of HP1.

Accommodation includes an entrance hallway/office area, downstairs w/c, living room, IMPRESSIVE, open plan kitchen/dining room, three first floor bedrooms & a family bathroom.

Externally the property further benefits from DRIVEWAY PARKING and a private rear garden. Contact SOLE appointed selling agents Sears & Co to arrange your viewing. Council tax band C.

Double Glazed Front Door

Entrance Hallway/Office Area

Double glazed window. Wood effect flooring. Radiator. Recessed down lighting. Store cupboard. Access to the w/c, kitchen/dining room & living room.

Living Room

Double glazed window. Radiator. Recessed down lighting. Folding door to the kitchen/dining room.

Kitchen/Dining Room

Double glazed doors leading to the garden. Double glazed window. Two velux style windows. Fitted with a range of eye and base level units with work surfaces over. Built in 'Neff' oven, hob & 'Smeg' extractor over. Integrated dishwasher. Space for a free standing fridge/freezer. One and a quarter stainless steel sink and drainer unit with mixer tap. Utility style store cupboard housing space for a washing machine. Two radiators. Wood effect flooring. Recessed down lighting.

Downstairs W/C

Fitted with a low level w/c and cabinet enclosed wash hand basin. Wood effect flooring. Recessed down lighting. Extractor fan. Chrome heated towel rail.

First Floor Landing

Access to all rooms. Access to the loft. Recessed down lighting.

Bedroom One

Double glazed window. Radiator. Store cupboard. Recessed down lighting.

Bedroom Two

Double glazed window. Radiator. Store cupboard.

Bedroom Three

Double glazed window. Radiator. Wood effect flooring. Recessed down lighting.

Family Bathroom

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

To The Front

An area of frontage laid with block style surfacing providing parking.

To The Rear

A private garden laid with areas of patio & lawn. Garden shed. Enclosed by timber panel fencing. Outside tap. Outside power point.

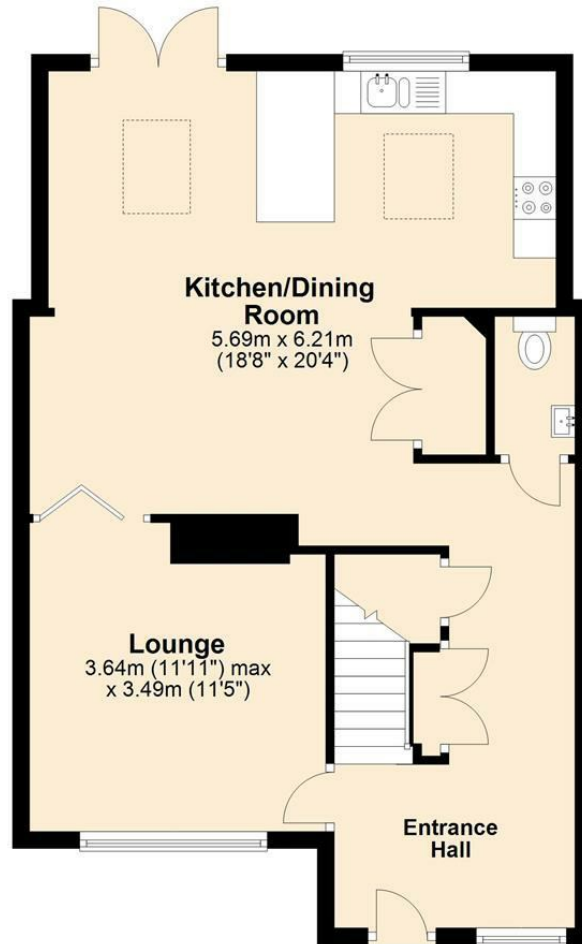


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Ground Floor

Approx. 59.5 sq. metres (640.3 sq. feet)



Ground Floor

Approx. 40.8 sq. metres (439.4 sq. feet)



Total area: approx. 100.3 sq. metres (1079.7 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
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.

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