



Northend, Hemel Hempstead, HP3 8TL
Asking price £425,000

Sears & Co
estate & letting agents

A well proportioned three/four bedroom family home, with accommodation spanning in excess of 1000 sqft, situated in this popular position on Northend, HP3.

The ground floor layout includes an entrance hallway, 23ft open plan living/dining room, modern kitchen, bedroom (formerly the garage) and a w/c. The first floor comprises three bedrooms and a refitted family bathroom.

Externally the property further benefits from driveway parking and a low maintenance private rear garden. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance

Double glazed window. Wood effect flooring. Access to bedroom four. Opening to the hallway.

Hallway

Storage cupboard. Under stair storage cupboard. Radiator. 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. Access to the kitchen.

Kitchen

Double glazed window. Double glazed door to the garden. Fitted with a range of eye and base level units with work surfaces over also forming upstands and drainer groves. Inset sink with mixer tap. Integrated one and a half oven with hob and extractor over (lower oven is not working). Integrated dishwasher, fridge and freezer. Space for a freestanding washing machine. Vinyl flooring. Radiator.

Bedroom

Double glazed window. Wood effect flooring.

W/C

Fitted with a wall mounted wash hand basin and a low level w/c. Extractor fan. Partially tiled walls. Tiled flooring.

First Floor Landing

Two storage cupboards. Access to the loft. Access to the family bathroom and all bedrooms.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator.

Family Bathroom

Double glazed windows. Fitted with a three piece suite to include a panel enclosed bath, wall mounted wash hand basin and a low level w/c. Tiled walls. Tiled flooring. Chrome heated towel rail. Extractor fan.

To The Front

An area of block paving providing driveway parking.

To The Rear

A private garden arranged with areas of patio, lawn and slate chippings. Pathway to the gardens end. Gated rear access. Enclosed by timber panel fencing. Garden shed. Outside tap.

Buyer Information

To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

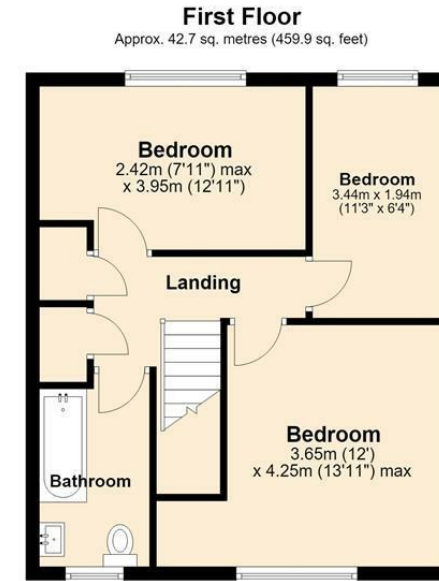
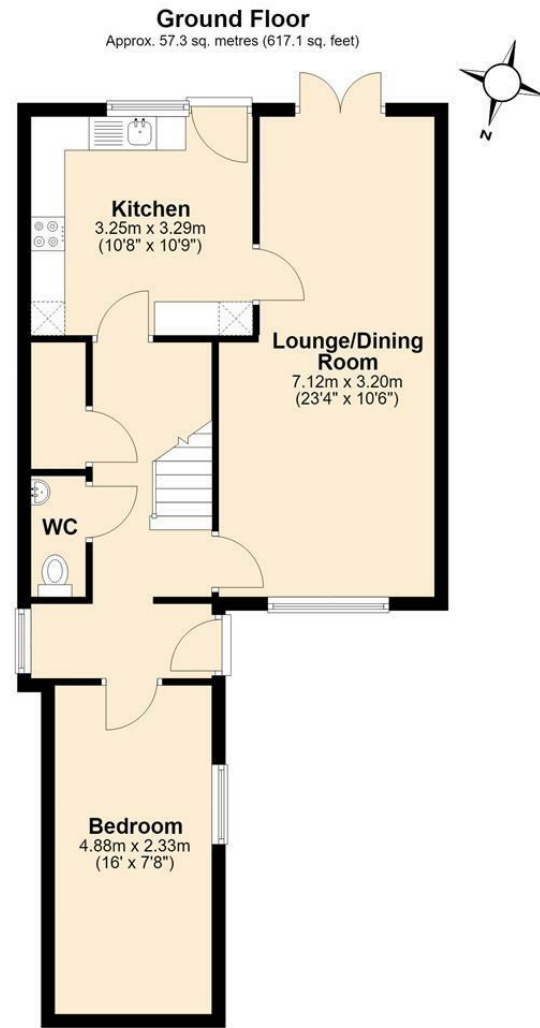
Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



Sears & Co

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



Total area: approx. 100.1 sq. metres (1077.0 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
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.

www.searsandco.co.uk

Sears & Co

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

