

East Green, Hemel Hempstead, HP3 8AB
Asking price £375,000

Sears & Co
estate & letting agents

NO UPPER SALES CHAIN

A well proportioned and immaculately presented two bedroom end of terrace home, ideally situated in this popular residential position on East Green, Nash Mills, HP3.

The ground floor accommodation includes an entrance vestibule, spacious open plan living/dining room, modern refitted kitchen with integrated appliances and a useful utility room. The first floor comprises two double bedrooms and a family bathroom fitted with a four piece suite. We feel the first floor layout could be easily reconfigured to create a third bedroom if required.

Externally the property further benefits from an area of front garden and a private, low maintenance rear garden.

Council tax band A. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Vestibule
Built in foot mat. Access to the living area.

Living Area
Double glazed bow window. Double glazed window. Radiator. Fireplace with feature surround. Recessed down lighting. Stairs rising to the first floor accommodation. Open plan to the dining area.

Dining Area
Double glazed doors to the rear garden. Radiator. Opening to the kitchen.

Kitchen
Double glazed window. Fitted with a range of eye and base level units with wooden effect work surfaces over also forming upstands. Integrated one and a half oven with electric hob and extractor over. Integrated dishwasher, fridge and freezer. Stainless steel sink with drainer unit and mixer tap. Tiled flooring. Tiling to splash back areas. Vertical radiator. Recessed down lighting. Access to the utility room.

Utility Room
Double glazed window. Double glazed door to the garden. Fitted with an eye and base level unit with work surface over. Space for a freestanding washing machine. Radiator.

First Floor Landing
Storage cupboard. Access to the loft. Recessed down light. Access to the family bathroom and both bedrooms.

Bedroom
Two double glazed windows. Radiator. Built in wardrobes.

Bedroom
Double glazed window. Radiator. Built in wardrobes.

Family Bathroom
Double glazed window. Fitted with a four piece suite to include a panel enclosed bath with shower attachment, quadrant shower enclosure, cabinet enclosed wash hand basin and a low level w/c. Radiator. Heated towel rail. Tiling to splash back areas. Recessed down lighting. Extractor fan. Access to the eaves.

To The Front
An area of front garden. Steps down to the front door.

To The Rear
A private garden with areas of patio and shingle. Sun awning. Outside tap. Enclosed by timber panel fencing, part walled and trellis. Gated rear access.

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.





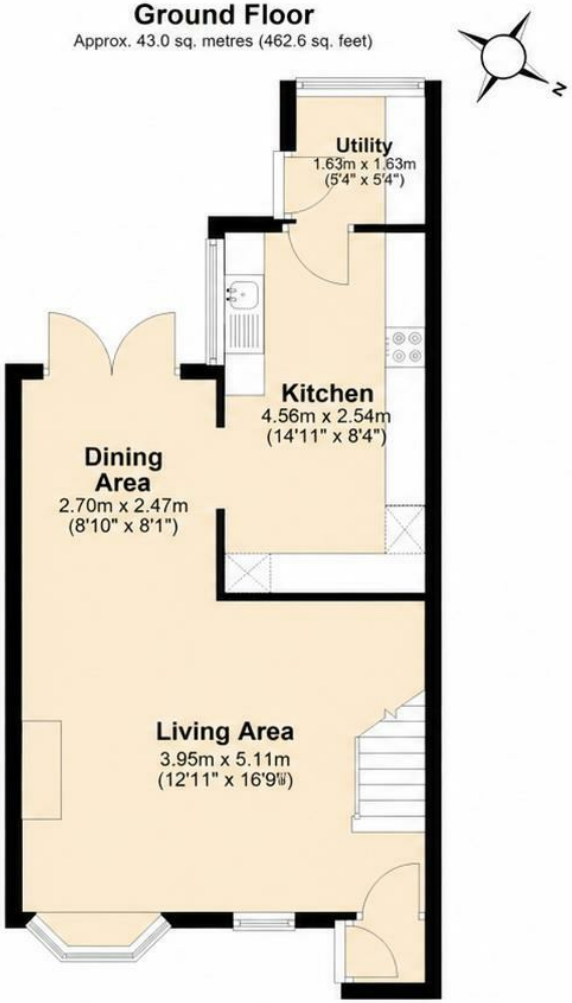


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Ground Floor

Approx. 43.0 sq. metres (462.6 sq. feet)



First Floor

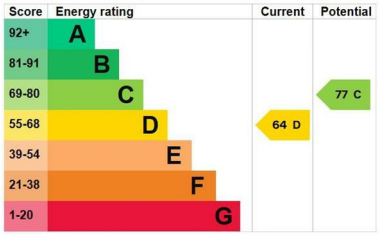
Approx. 43.0 sq. metres (463.1 sq. feet)



Total area: approx. 86.0 sq. metres (925.7 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 dilligence 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 imprtance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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