

Pouchen End Lane, Hemel Hempstead, HP1 2SN

Asking price £500,000

Sears & Co

estate & letting agents

An attractive two bedroom barn conversion, offering a lovely blend of character and modern day living, situated in a tucked away position on Pouchen End Lane, on the outskirts of the highly desirable village of Potten End, HP1.

Accommodation includes an entrance hall that gives access to an impressive vaulted triple-aspect kitchen/dining and living room featuring exposed beams. A generous dual aspect principal bedroom located on the ground floor and a modern family bathroom that is also accessed from the ground floor hallway.

The second floor is accessed via stairs in the living room which leads up to a minstrel gallery and on to a characterful second bedroom with a skylight.

Externally, the property enjoys a secluded position, set back from the road and accessed via electric gates. Further benefits include a lovely private garden, arranged with areas of lawn and patio.

This property offers a wonderful opportunity to acquire a particularly charming home which needs to be viewed to be fully appreciated.

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

Front Door

Entrance Area
Wood effect flooring. Access to the family bathroom, principal bedroom and lounge/dining area.

Lounge/Dining Area
Double glazed windows. Double glazed door leading to garden. Wood effect flooring. Radiator.

Kitchen
Double glazed window. Fitted with a range of eye and base level units with granite worksurfaces over. Stainless steel sink with mixer tap. Integrated oven and hob. Integrated dishwasher and washing machine. Freestanding fridge freezer. Wood effect flooring.

Mezzanine Bedroom
Skylights. Radiator.

Bathroom
Fitted with a three piece suite to include a bath with shower attachment over, pedestal wash hand basin and a low level w/c. Tiling to splash back areas. Tiled flooring.

Principal Bedroom
Double glazed windows. Radiator. Wood effect flooring.

To The Front
Area of frontage arranged with shingle. Mature borders. Gated side access to the rear garden.

To The Rear
A private garden arranged with areas of patio, lawn and shingle. Enclosed by predominantly by timber panel fencing and part hedging. Gated side access.

Parking
Residents parking located to the front of the property.

Service Charge
The seller has advised that the property is subject to a service charge of approximately £100 pcm. This information should be verified by a solicitor prior to exchange of contracts.

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.

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.





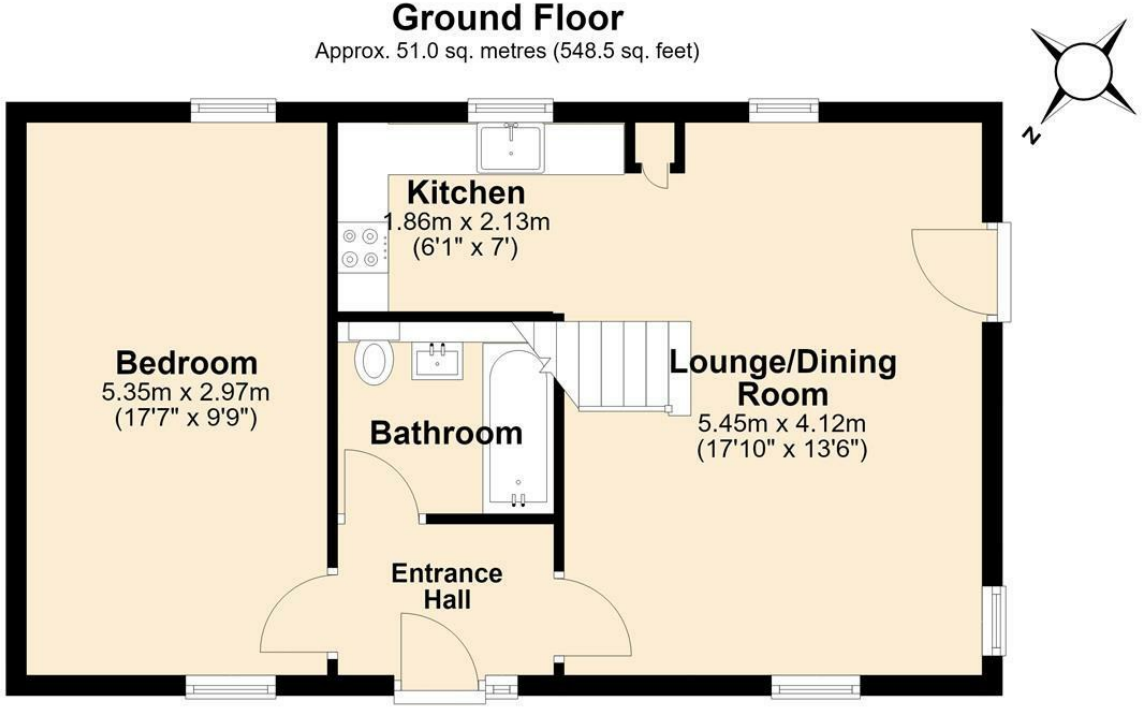


Sears & Co

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

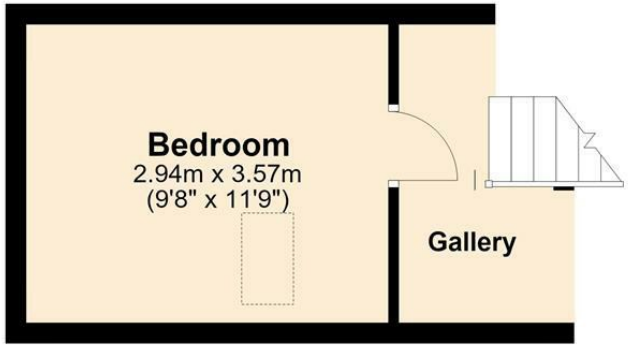
Ground Floor

Approx. 51.0 sq. metres (548.5 sq. feet)



First Floor

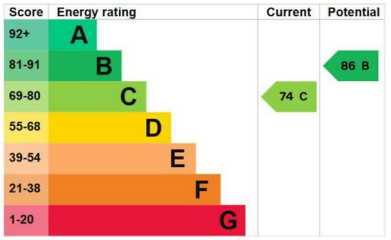
Approx. 14.0 sq. metres (150.8 sq. feet)



Total area: approx. 65.0 sq. metres (699.4 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
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






OLIVE OIL
LORENZO

