



Hillfield Road, Hemel Hempstead, HP2 4AB
Asking price £795,000

Sears & Co
estate & letting agents



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Sears & Co

An extended and beautifully presented four bedroom, two bathroom detached chalet bungalow, offering just under 1900 sqft of accommodation and situated in this prime position on Hillfield Road, located approximately 0.4 miles from Hemel Hempstead Town Centre.

The ground floor layout includes an entrance hallway, w/c, stunning 27ft living room, dining room, impressive 22ft kitchen/breakfast room, principal bedroom with a luxurious four piece en suite and a further bedroom/study. The first floor comprises two further bedrooms, one of which benefits from a dressing area and a stylish family bathroom.

Externally the property also includes driveway parking, garage, an area of front garden and a stunning mature private rear garden.

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

Front Door

Entrance Hallway

Velux window. Wood flooring. Built in foot mat. Recessed down lighting. Access to the living room and w/c.

W/C

Velux window. Fitted with a feature wash hand basin and a low level w/c. Chrome heated towel rail. Wood flooring.

Living Room

Four double glazed windows. Three radiators. Wood flooring. Log burner. Media wall with built in storage and lighting. Access to the kitchen/breakfast room and the dining room.

Dining Room

Double glazed box style window. Radiator. Wood flooring. Access to the inner hallway.

Inner Hallway

Wood effect flooring. Stairs rising to the first floor

accommodation. Access to the principal bedroom, bedroom/office and kitchen/breakfast room.

Kitchen/Breakfast Room

Atrium style window. Double glazed window. Double glazed doors to the rear garden. Fitted with a range of eye and base level units with granite work surfaces over also forming upstands and drainer groves. Integrated dishwasher. Space for a freestanding American style fridge freezer, washing machine and tumble dryer. Inset one and a half bowl sink with mixer tap. Further single bowl sink with mixer tap. Recessed down lighting. Tiled flooring. Two feature radiators.

Principal Bedroom

Two double glazed windows. Fitted range of built in storage. Two feature radiators. Recessed down lighting. Access to the en suite.

En Suite

Double glazed window. Fitted with a four piece suite to include an oversized shower enclosure, freestanding bath, cabinet enclosed wash hand basin and a low level w/c. Tiled flooring. Partially tiled walls. Heated towel rail. Recessed down lighting. Extractor fan. Underfloor heating.

Bedroom/Office

Double glazed window. Double glazed doors to the rear garden. Radiator. Built in storage. Wood flooring.

First Floor Landing

Velux window. Eaves storage. Wood flooring. Recessed down lighting. Access to two bedrooms and the family bathroom.

Bedroom

Double glazed window. Two Velux windows. Radiator. Wood flooring. Built in storage. Access to the eaves.

Bedroom

Double glazed window. Velux window. Dressing area with built in wardrobes. Wood flooring. Radiator. Eaves storage.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include an oversized shower enclosure, twin wash hand basins and a low level w/c. Traditional radiator. Tiled flooring. Partial tiling to the splash back areas. Recessed down lighting. Storage cupboard.

To The Front

An area of block paving providing driveway parking for several vehicles. An area of front garden laid with lawn. Planted areas. Partly enclosed by a low level brick wall. Gated side access. Access to the garage. Outside lighting.

Garage

Accessed via a garage door to the front and a courtesy door from the rear garden. Three windows.

To The Rear

A private garden arranged with areas of patio, lawn and block paving. Mature planting and trees. Pond. Timed irrigation watering system. Gated side access. Enclosed by timber panel fencing. Garden storage/shed. Outside lighting.

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.







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	80 C
39-54	E		
21-38	F		
1-20	G		