



Laureate Way, Hemel Hempstead, HP1 3RW
Offers over £500,000

Sears & Co
estate & letting agents

**** NO UPPER SALES CHAIN ****

An attractive and well presented three bedroom detached family home, situated in this popular 'cul de sac' position on Laureate Way, Gadebridge, HP1.

The layout includes an entrance hallway, bay fronted living room, open plan kitchen/dining room, conservatory, w/c, three first floor bedrooms and a refitted shower room.

Externally the property further benefits from an area of front garden, driveway parking, garage and a delightful rear garden. Council tax band E. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Wood effect flooring. Stairs rising to the first floor accommodation. Access to the w/c and living room.

Living Room

Double glazed bay window. Radiator. Fireplace. Wood effect flooring. Access to the kitchen/dining room.

Kitchen/Dining Room

Double glazed window. Double glazed door to the conservatory. Fitted with a range of eye and base level units with granite work surfaces over also forming upstands. Stainless steel sink with drainer unit and mixer tap. Integrated oven with gas hob and extractor over. Integrated slimline dishwasher. Integrated low level fridge (which is not working). Vertical radiator. Wood effect flooring. Courtesy door to the garage. Under stair storage cupboard.

Conservatory

Part brick and double glazed construction. Double glazed doors to the rear garden. Tiled flooring.

W/C

Double glazed window. Fitted with a cabinet enclosed wash hand basin and a low level w/c. Radiator. Tiled flooring. Mosaic tiling to the splash back area.

First Floor Landing

Storage cupboard. Access to the loft. Access to the family bathroom and three bedrooms.

Bedroom

Double glazed window. Radiator. Built in wardrobe.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator.

Shower Room

Double glazed window. Fitted with a three piece suite to include an oversized quadrant shower cubicle, cabinet enclosed wash hand basin and a low level w/c. Radiator. Tiled walls. Wood effect flooring. Recessed down lighting. Extractor fan.

To The Front

An area of hardstanding providing driveway parking. An area of front garden laid with lawn. Gated side access. Storm porch to the front door.

Garage

Accessed via a courtesy door from the kitchen, second courtesies door from the rear garden and an up and over door to the front. Power and lighting.

To The Rear

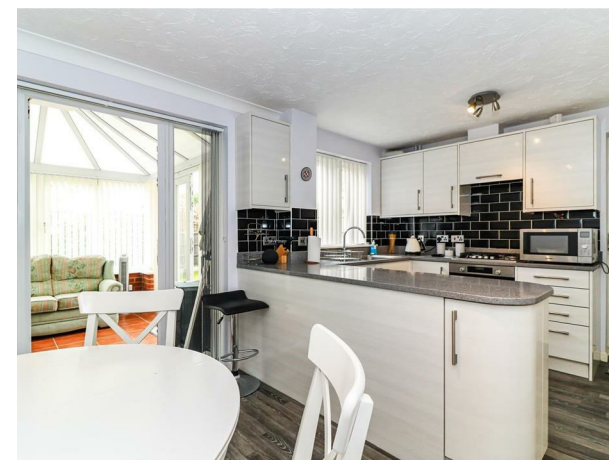
A private garden arranged with areas of patio and lawn. Planted borders. Enclosed by timber panel fencing. Outside tap. Gated side access. Courtesy door to the garage.

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.

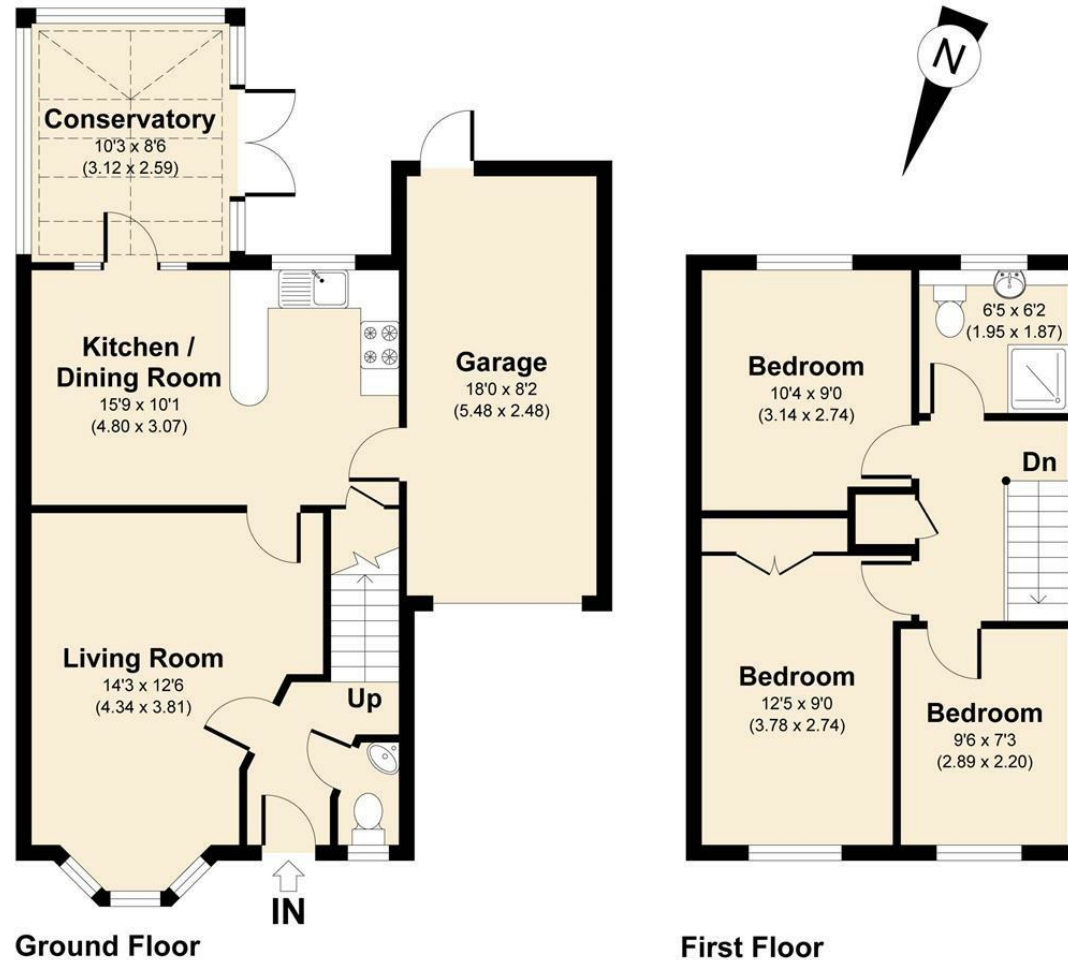
Referral Fees

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



LAUREATE WAY HP1

APPROXIMATE GROSS INTERNAL AREA 1026 SQ FT / 95.28 SQ M INC. GARAGE

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www.searsandco.co.uk

Sears & Co

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

