

## Simmonds Rise, Hemel Hempstead, HP3 9EA
## Asking price £335,000

Sears & Co
estate & letting agents

**NO UPPER SALES CHAIN**

A well proportioned two bedroom terraced town house offering accommodation spanning in excess of 1000 sqft (including the garage), situated in this popular position on Simmonds Rise, located approximately 0.3 miles from Hemel Hempstead Town Centre.

The accommodation includes an entrance hallway, downstairs w/c, well appointed kitchen/dining room, 12ft living room, two double bedrooms, family bathroom and a separate w/c.

Externally the property further benefits from driveway parking, permit parking, garage which has been partly converted to create two useful storage areas 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 Hallway
Radiator. Stairs rising to the first floor accommodation. Access to the store room/office.

## Store Room/Office
Radiator. Power and lighting.

## First Floor Landing
Radiator. Storage cupboard. Stairs rising to the second floor accommodation. Access to the w/c and kitchen/dining room.

## Kitchen/Dining Room
Double glazed window. Double glazed doors to the rear garden. Fitted with a range of eye and base level units with work surfaces over. Sink with drainer unit and mixer tap. Integrated oven with hob and extractor over. Space for a freestanding fridge freezer, washing machine and dishwasher. Tiling to splash back areas. Tile effect flooring. Radiator.

## W/C
Fitted with a wall mounted wash hand basin and a low level w/c. Tiling to the splash back area.

## Second Floor Landing
Airing cupboard. Stairs rising to the third floor accommodation. Access to the living room.

## Living Room
Double glazed windows. Radiator.

## Third Floor Landing
Stairs rising to the fourth floor accommodation. Access to the bedroom and family bathroom.

## Bedroom
Two double glazed windows. Radiator.

## Family Bathroom
Fitted with a panel enclosed bath with a shower attachment over and a cabinet enclosed wash hand basin. Tiled walls. Wood effect flooring. Chrome heated towel rail. Extractor fan.

## Fourth Floor Landing
Storage cupboard. Access to the w/c and bedroom.

## Bedroom
Double glazed window. Radiator.

## W/C
Storage cupboard. Fitted with a low level w/c. Extractor fan.

## To The Front
An area of block paving providing driveway parking (there is also permit parking on the street). Pathway to the front door. Access to the garage/store room. Outside light.

## To The Rear
A private garden arranged with areas of patio and loose stones. Enclosed by timber panel fencing and low level fencing. Gated rear access. Outside tap.

## Service Charge
The seller has also advised that the property is subject to a service charge of approximately £283.06 per annum. A solicitor would need to verify this information prior to exchange of contracts.

## Buyer Information
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.





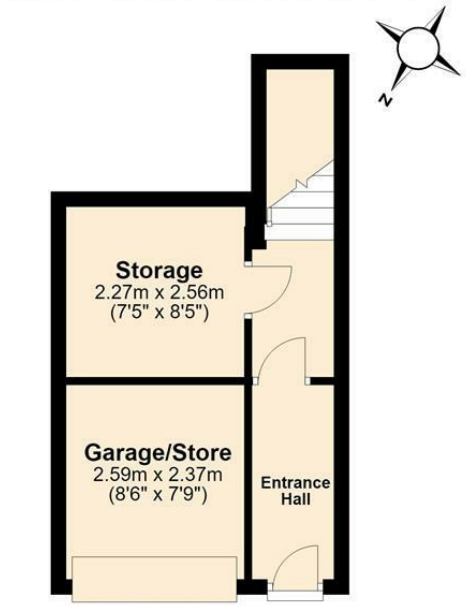


Sears & Co

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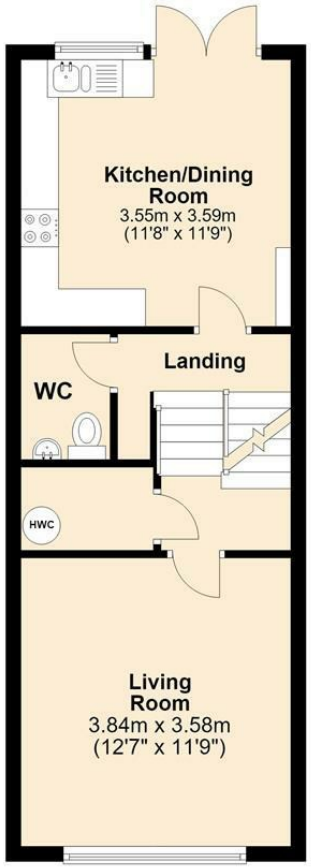
## Ground Floor

Approx. 19.3 sq. metres (207.9 sq. feet)



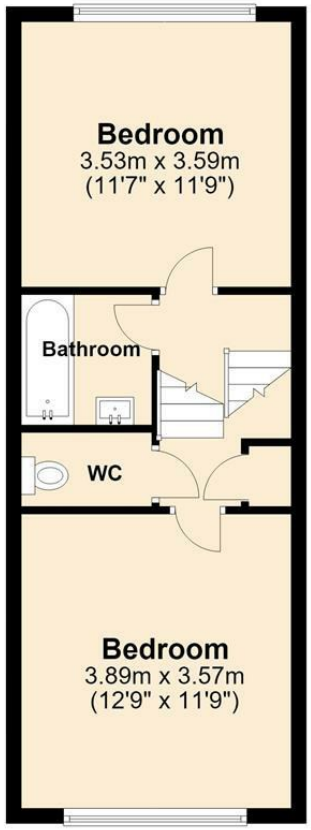

## First Floor

Approx. 38.3 sq. metres (412.3 sq. feet)




## Second Floor

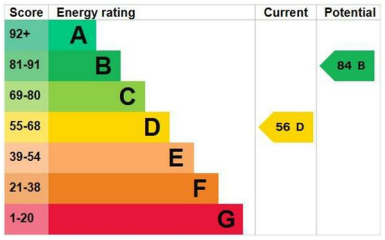
Approx. 37.6 sq. metres (404.3 sq. feet)




Total area: approx. 95.2 sq. metres (1024.5 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.




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