

Green Dell Way, Hemel Hempstead, HP3 8PS
Asking price £550,000

Sears & Co
estate & letting agents

An extended and immaculately presented three bedroom semi-detached family home, ideally situated in this highly sought after position on Green Dell Way, within the desirable village of Leverstock Green. The property offers beautifully appointed accommodation extending to approximately 1,200 sq ft, with further potential to extend, subject to the necessary permissions.

The ground floor accommodation comprises a welcoming entrance hallway, spacious open plan living/dining room, conservatory, luxuriously refitted kitchen, breakfast area and a convenient shower room. The first floor offers three well proportioned bedrooms and a family bathroom.

Externally, the property continues to impress with driveway parking, a garage and a beautifully maintained private rear garden, providing an ideal space for outdoor dining, entertaining and family enjoyment.

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

Front Door

Porch
Part parquet flooring and part built in foot mat. Open plan to the entrance hallway.

Entrance Hallway
Radiator. Stairs rising to the first floor accommodation. Double doors to the living area.

Living Area
Double glazed window. Radiator. Stone fireplace. Open plan to the dining area.

Dining Area
Double glazed doors to the conservatory. Radiator. Access to the kitchen.

Conservatory
Part brick and part UPVC construction. Double glazed door to the rear garden.

Kitchen
Double glazed window. Fitted with a range of eye and base level units with granite work surfaces over, also forming splash backs and a window sill. Integrated oven, microwave and dishwasher. Integrated hob with extractor over. Space for a freestanding washing machine. Wood effect flooring. Recessed down lighting. Open plan to the breakfast area.

Breakfast Area
Double glazed sliding door to the rear garden. Velux window. Fitted unit with integrated fridge freezer. Two radiators. Wood effect flooring. Access to the inner vestibule.

Inner Vestibule
Port hole window. Part wood effect flooring. Part built in foot mat. Radiator. Storage cupboard with radiator. Door to the side aspect. Access to the shower room.

Shower Room
Port hole window. Fitted with a three piece suite to include a shower enclosure, cabinet enclosed wash hand basin and a low level w/c. Radiator. Heated towel rail. Wood effect flooring. Recessed down lighting.

First Floor Landing
Double glazed window. Radiator. Access to the loft. Access to the family bathroom and all bedrooms.

Bedroom
Double glazed window. Radiator. Built in wardrobes.

Bedroom
Double glazed window. Radiator.

Bedroom
Double glazed window. Radiator.

Family Bathroom
Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower attachment over, pedestal wash hand basin and a low level w/c. Radiator. Wood effect flooring. Recessed down lighting. Partially tiled walls. Storage cupboard.

To The Front
An area of hardstanding providing driveway parking. An area of front garden laid with lawn. Access to the garage. Side access.

To The Rear
A private rear garden arranged with areas of patio and lawn. Planted borders. Hedging and trees. Outside lights. Outside power socket. Outside tap. Storage area. Enclosed by timber panel fencing. Side access. Access to the garage.

Garage
Accessed via an up and over door to the front and a courtesy door from the rear garden. Glazed windows. Power and lighting.

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.





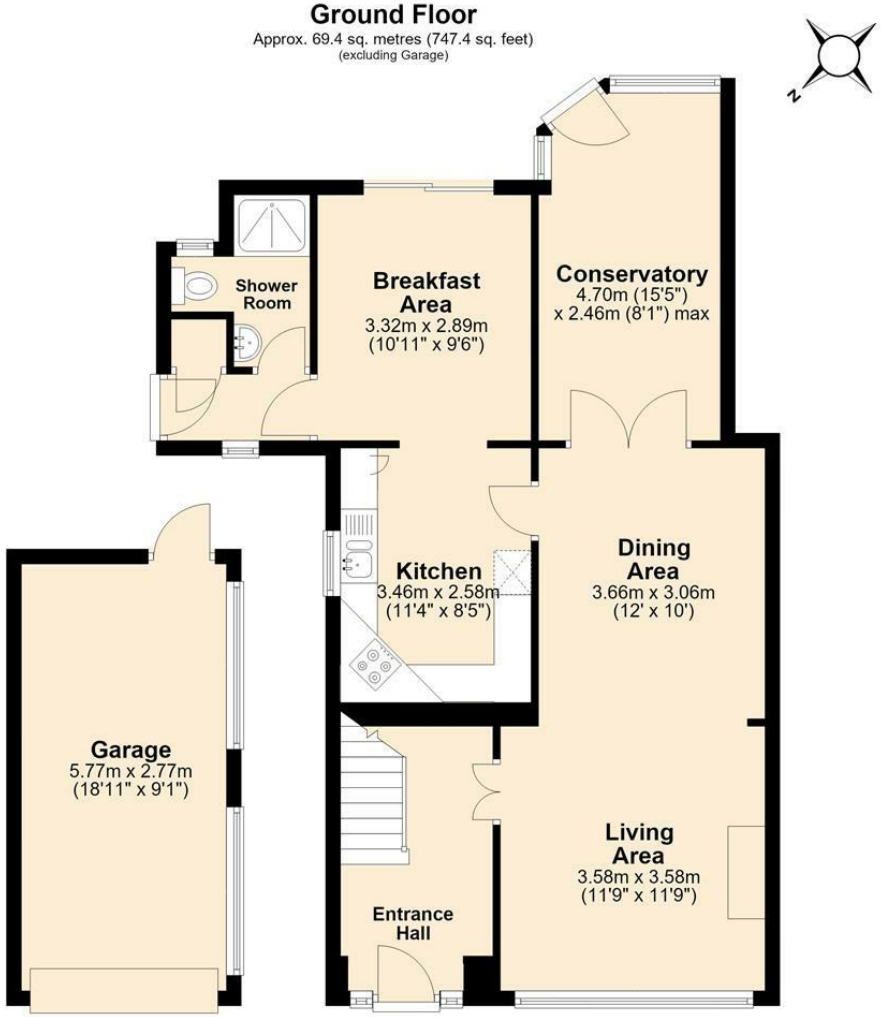


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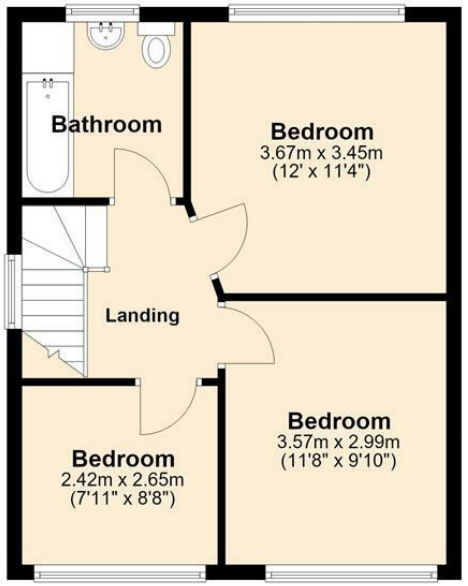
Ground Floor

Approx. 69.4 sq. metres (747.4 sq. feet)
(excluding Garage)



First Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



Total area: approx. 111.5 sq. metres (1200.1 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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Sears & Co

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100







