



Wood View, Hemel Hempstead, HP1 3HW
£350,000

Sears & Co
estate & letting agents

A WELL PROPORTIONED, three bedroom, family home situated on Wood View in the Gadebridge area of HP1. Accommodation includes an entrance hallway, living room, OPEN PLAN kitchen/dining room, first floor landing, three bedrooms, LUXURIOUS family bathroom. Externally the property further benefits a private rear garden with side access. Contact Sole appointed selling agents Sears & Co to arrange your viewing.

Entrance Porch

Wooden front door

Entrance Hallway

Radiator. Under stairs storage cupboard. Stairs rising to first floor accommodation. Access to the kitchen & living room.

Living Room

Double glazed window. Radiator. Access to kitchen/dining room.

Kitchen/ Dining room

Double glazed doors to rear aspect. Double glazed door. Double glazed window. Fitted with a range of eye and base level units with roll top work surfaces over. Fitted oven with hob over. Stainless steel sink with drainer unit and mixer tap. Space for slim line dishwasher. Space for a washing machine. Space for a fridge-freezer. Radiator. Tiled flooring. Tiled to splash back areas.

First Floor Landing

Access to all rooms. Access to the loft. Two store cupboards. Airing cupboard.

Bedroom One

Double glazed window. Radiator. Store cupboard.

Bedroom Two

Double glazed window. Radiator.

Bedroom Three

Double glazed window. Radiator.

Family Bathroom

Two opaque double glazed windows. Re-fitted with a three piece white suite to include a panel enclosed bath with shower screen and shower over, cabinet enclosed wash hand basin with mixer tap, low level w/c with enclosed cistern. Chrome heated towel rail. Tiled flooring. Partially tiled walls. Recessed down lighting. Extractor fan.

To the Front

Area of front garden mainly laid with hard standing and stones. Access passage leading to the garden.

To the Rear

A private rear garden laid primarily with hardstanding. Enclosed by timber panel fencing. Outside tap. Brick store shed with power and lighting.



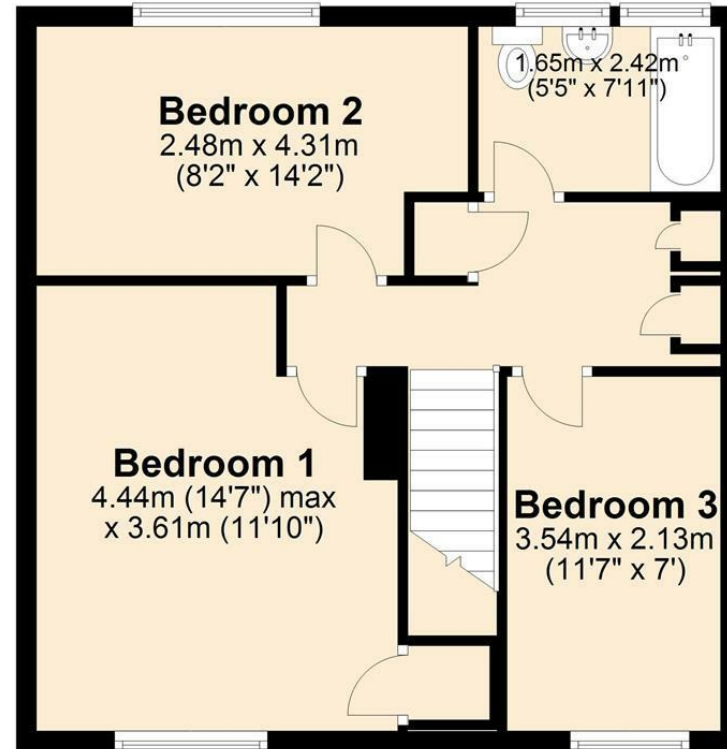
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Ground Floor
Approx. 38.4 sq. metres (413.4 sq. feet)



First Floor
Approx. 48.0 sq. metres (516.3 sq. feet)



Total area: approx. 86.4 sq. metres (929.7 sq. feet)

All measurements and information on this plan are approximate and the plan itself is provided for illustrative purposes only.

Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

