



Gadebridge Road, Gadebridge, HP1 3EW
Asking price £385,000

Sears & Co
estate & letting agents



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AN EXTENDED and well presented, three bedroom terraced property situated on Gadebridge Road in HP1. Accommodation includes an entrance hallway, living room, dining room, REFITTED kitchen, three well proportioned first floor bedrooms and a RE MODELLED family bathroom with four piece suite. Externally the property further benefits from DRIVEWAY PARKING and a private enclosed garden with useful brick store shed. Contact SOLE appointed selling agents Sears & Co to arrange your viewing.

Double Glazed Front Door

Entrance Porch

Wood effect flooring. Door to the entrance hallway.

Entrance Hallway

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

Living Room

Double glazed window. Radiator. Recessed down lighting. Access to the dining room.

Dining Room

Double glazed doors leading to the garden. Radiator. Access to the kitchen.

Kitchen

Double glazed window. Double glazed door leading to the garden. Radiator. Refitted with a range of eye and base level units with work surfaces over. Integrated oven, electric hob and extractor over. Space for a washing machine, dishwasher and fridge/freezer. Stainless steel

sink and drainer unit with mixer tap. Tiled flooring. Tiling to splash back areas. Recessed down lighting.

First Floor Landing

Access to all rooms. Access to the loft. Store cupboard.

Bedroom One

Double glazed window. Radiator. Store cupboard.

Bedroom Two

Double glazed window. Radiator.

Bedroom Three

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Refitted with a four piece suite to include a panel enclosed bath, shower enclosure, cabinet enclosed wash hand basin and low level w/c. Chrome heated towel rail. Tiled flooring. Tiling to splash back areas. Recessed down lighting.

To The Front

An area of frontage primarily laid with block style paving providing parking. Shared side access leading to the garden.

To The Rear

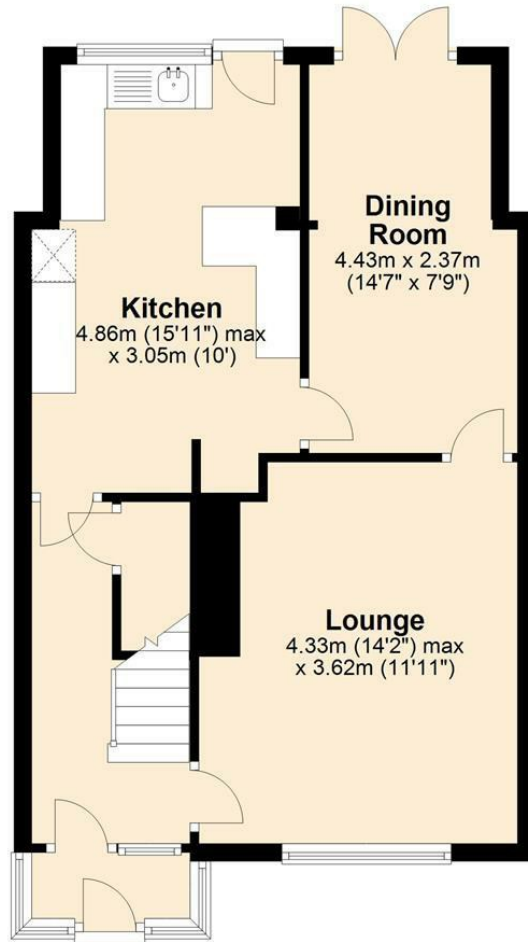
An area of garden laid with areas of lawn & decking enclosed primarily by timber panel fencing. Brick store shed.





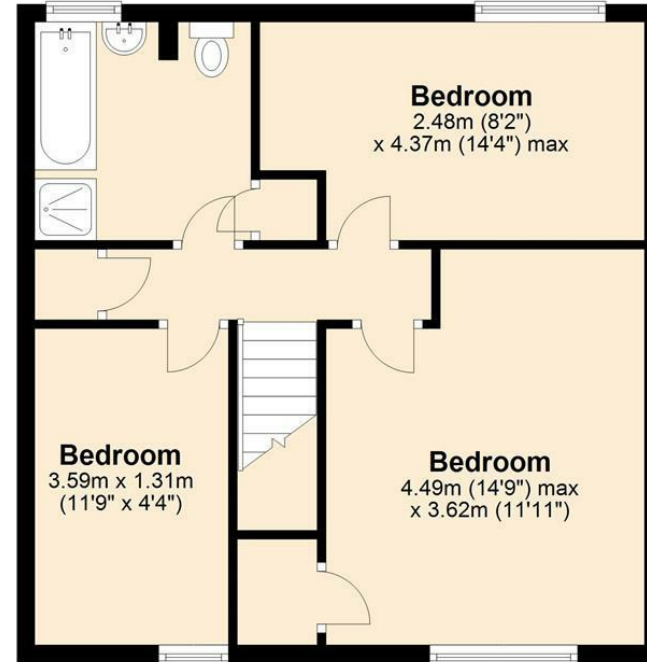
Ground Floor

Approx. 49.2 sq. metres (529.1 sq. feet)



First Floor

Approx. 49.0 sq. metres (527.3 sq. feet)



Total area: approx. 98.1 sq. metres (1056.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		