



**Hunters Oak, Hemel Hempstead, HP2 7SN**  
**Asking price £650,000**

**Sears & Co**  
estate & letting agents



[www.searsandco.co.uk](http://www.searsandco.co.uk)

**Sears & Co**

An attractive and well presented four bedroom detached family home, situated in this popular position on Hunters Oak, HP2, with accommodation spanning in excess of 1200 sqft.

The ground floor includes an entrance hallway, 27ft open plan living/dining room, refitted kitchen/breakfast room, downstairs bedroom with en suite wet room and a w/c. The first floor comprises a principal bedroom with en suite shower room, two further bedrooms (formerly three bedrooms) and a family bathroom.

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

#### **Front Door**

#### **Entrance Hallway**

Radiator. Tiled flooring. Storage cupboard. Access to the w/c, living/dining room and kitchen.

#### **Living/Dining Room**

Double glazed window. Double glazed bi folding doors to the rear garden. Two radiators. Wood flooring. Access to the kitchen/breakfast room.

#### **Kitchen/Breakfast Room**

Double glazed window. Fitted with a range of eye and base level units with work surfaces over also forming a breakfast bar. Integrated one and a half oven with gas hob and extractor over. Space for a freestanding American style fridge freezer,

washing machine and dishwasher. One and a half bowl stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Recessed down lighting. Radiator. Tiled flooring. Access to the ground floor bedroom.

#### **Bedroom**

Double glazed window. Double glazed door to the rear garden. Radiator. Wood effect flooring. Access to the en suite wet room.

#### **En Suite**

Fitted with a shower area, vanity wash hand basin and an enclosed cistern w/c. Tiled walls. Tiled flooring. Extractor fan. Recessed down lighting. Underfloor heating.

#### **W/C**

Double glazed window. Fitted with a cabinet enclosed wash hand basin and a low level w/c. Heated towel rail. Tiled flooring. Partially tiled walls.

#### **First Floor Landing**

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

#### **Principal Bedroom**

Double glazed window. Two radiators. Walk in wardrobe with radiator. Access to the en suite.

#### **En Suite**

Double glazed window. Fitted with a three piece suite to include a shower enclosure, vanity wash hand basin and an enclosed cistern w/c. Tiled wall. Wood effect flooring. Recessed down lighting. Airing cupboard.

#### **Bedroom**

Double glazed window. Radiator.

#### **Bedroom**

Two double glazed windows. Two radiators. Storage cupboard.

#### **Family Bathroom**

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with electric shower over, cabinet enclosed wash hand basin and a low level w/c. Tiled flooring. Tiled walls. Radiator.

#### **To The Front**

An area of block paving providing driveway parking. An area of front garden laid with lawn and a planted border. Partially enclosed by a low level brick wall. Access to the store room. Storm porch to the front door.

#### **Store Room**

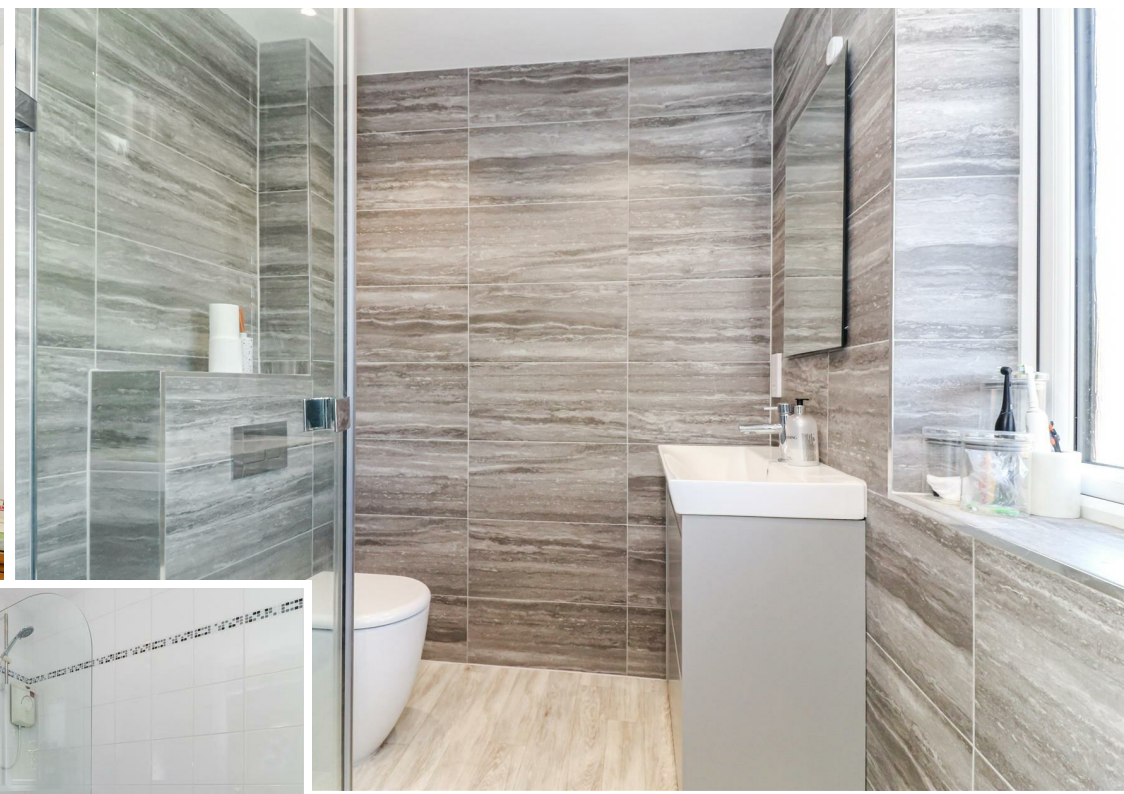
Accessed via an up and over door to the front.

#### **To The Rear**

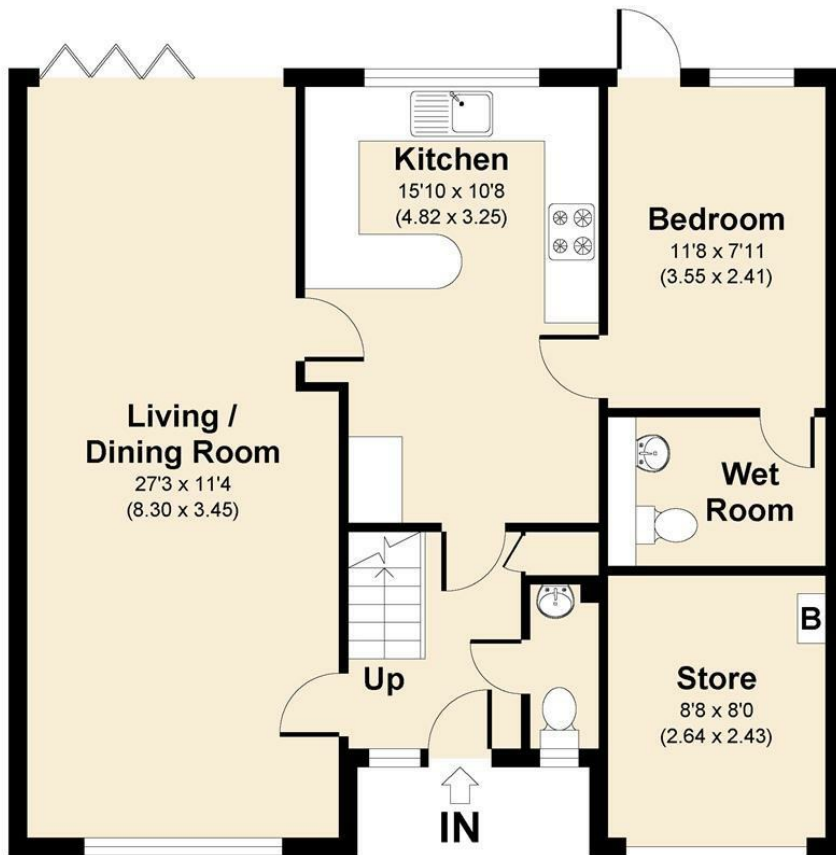
A private garden arranged with areas of block paving, lawn and decking. Shed. Enclosed predominately by timber panel fencing. Gated side access. Outside tap.

#### **Buyers Information**

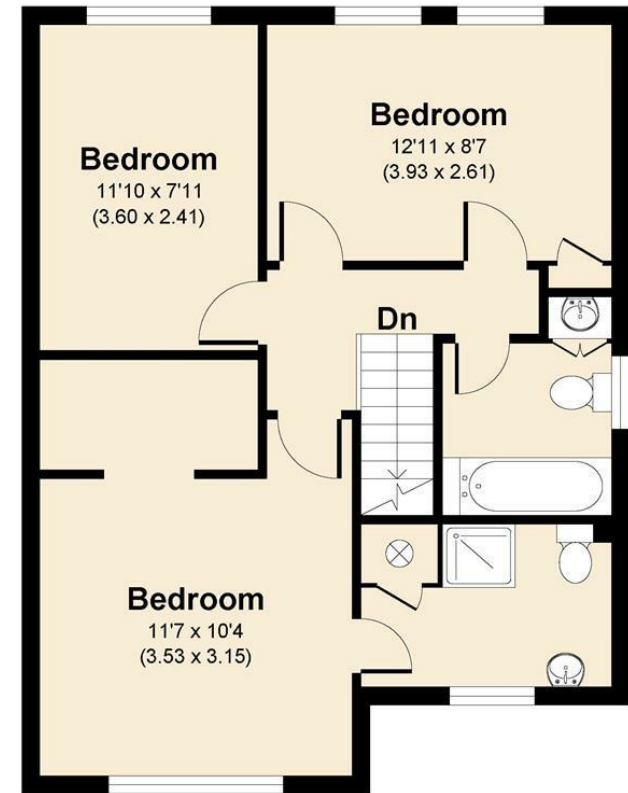
To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.







**Ground Floor**



**First Floor**

**18 Hunters Oak, HP2**



APPROXIMATE GROSS INTERNAL AREA 1292 SQ FT / 120.02 SQ M

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**Sears & Co**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		