



**Ullswater Road, Hemel Hempstead, HP3 8RD**  
**Asking price £600,000**

**Sears & Co**  
estate & letting agents

**\*\* NO UPPER SALES CHAIN \*\***

An extended and well presented four bedroom semi detached family home, situated in this prime position on Ullswater Road, Leverstock Green, HP3. Accommodation spans in excess of 1400 sqft and offers further potential to extend, subject to the necessary planning permissions.

The layout includes an entrance hallway, open plan living/dining room, conservatory, refitted kitchen, utility area, w/c and a 20ft bedroom/family room. The first floor comprises three well proportioned bedrooms and a modern shower room.

Externally the property further benefits from driveway parking, an area of front garden, garage and a delightful south easterly facing rear garden. Council tax band E. Contact sole appointed selling agents Sears & Co to arrange a viewing.

### Front Door

#### Entrance Hallway

Built in foot mat. Wood effect flooring. Radiator. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access to the kitchen and dining area.

#### Dining Area

Radiator. Open plan to the living area.

#### Living Area

Double glazed window. Log burner. Access to the fourth bedroom/family room. Double glazed sliding door to the conservatory.

#### Conservatory

Double glazed sliding doors to the rear garden. Radiator.

#### Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Integrated oven with gas hob over. Space for a freestanding fridge freezer and dishwasher. One and a half bowl stainless steel sink with drainer unit and mixer tap. Tiled walls. Tiled flooring. Access to the utility area.

#### Utility Area

Fitted with a range of eye and base level units with work surfaces over. Stainless steel sink with drainer unit and mixer tap. Space for a freestanding washing machine. Tiling to splash back area. Tiled flooring. Access to the garage, bedroom four/family room and w/c.

#### W/C

Double glazed window. Fitted with a wall mounted wash hand basin and a low level w/c. Tiling to splash back area. Tiled flooring.

#### Fourth Bedroom/Family Room

Two double glazed doors to the rear garden. Radiator. Wood effect flooring. Access to the living area.

#### First Floor Landing

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

#### Bedroom One

Two double glazed windows. Radiator. Storage cupboard.

#### Bedroom Two

Double glazed window. Radiator. Built in wardrobes.

#### Bedroom Three

Double glazed window. Radiator.

#### Shower Room

Two double glazed windows. Fitted with a three piece suite to include an oversized shower enclosure with 'Aqualisa' shower over, cabinet enclosed wash hand basin and a low level w/c. Tiled walls. Vinyl flooring. Chrome heated towel rail. Recessed down lighting. Extractor fan.

#### To The Front

An area of block paving providing driveway parking. An area of front garden laid with lawn. Outside lights. Access to the front door. Access to the garage.

#### Garage

Accessed by a roller door to the front and a courtesy door from the utility area. Power and lighting.

#### To The Rear

A private garden arranged with areas of decking and lawn. Planted borders. Enclosed predominately by timber panel fencing. Outside tap.

#### 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.

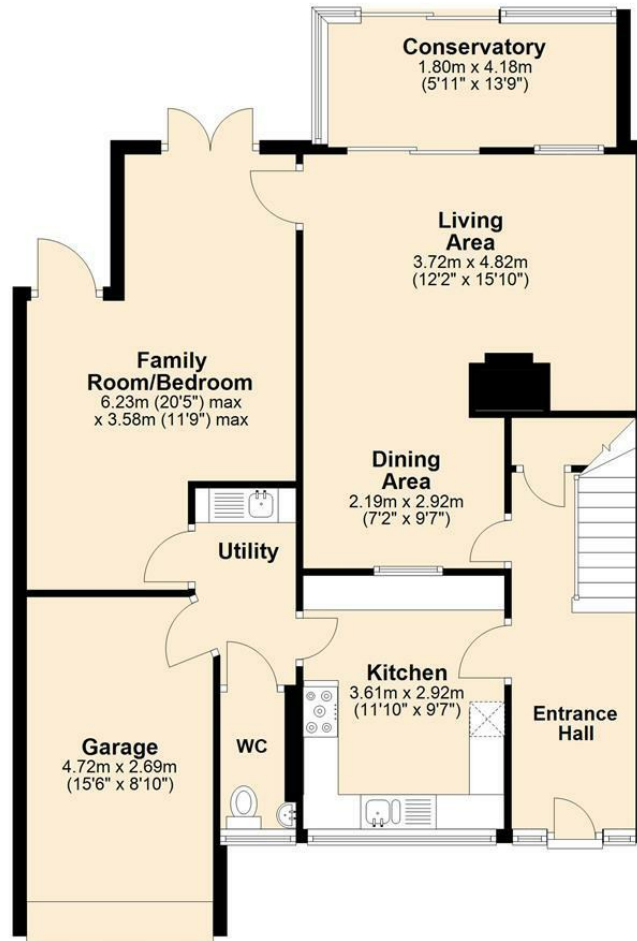


**Sears & Co**

[www.searsandco.co.uk](http://www.searsandco.co.uk) call: 01442 254 100

### Ground Floor

Approx. 93.5 sq. metres (1006.8 sq. feet)



### First Floor

Approx. 43.5 sq. metres (468.6 sq. feet)



Total area: approx. 137.1 sq. metres (1475.4 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 diligence 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 importance, 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.

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

**Sears & Co**

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

