



**Two Waters Road, Hemel Hempstead, HP3 9BZ**  
**Asking price £500,000**

**Sears & Co**  
estate & letting agents

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

A well presented and extended three bedroom semi-detached family home, ideally situated on Two Waters Road, occupying a picturesque water woven plot with the River Gade to the side and the River Bulbourne to the rear. Conveniently located approximately 0.8 miles from Apsley mainline station, offering excellent transport links into London.

Accommodation includes an entrance hallway, sitting room, spacious living area with log burner, refitted 19FT open plan kitchen/dining room, downstairs w/c, three well proportioned first floor bedrooms with the principal benefiting from an en suite and a further modern family bathroom.

Externally the property further benefits from permit parking, an area of front garden and a private rear garden with views towards the River Bulbourne. Council tax D. Contact sole appointed agents Sears & Co to arrange a viewing.

#### **Front Door**

#### **Entrance Hallway**

Radiator. Recessed down light. Wood effect flooring. Storage cupboard. Access to the open plan kitchen/dining room. Access to the sitting room and w/c.

#### **Sitting Room**

Double glazed window. Radiator. Recessed down lighting. Fire place with tiled hearth and wooden surround.

#### **W/C**

Double glazed window. Fitted with a cabinet enclosed wash hand basin and a enclosed system w/c. Space for a free standing washing machine. Chrome heated towel rail. Tiled walls. Tiled flooring. Recessed down lighting. Extractor fan.

#### **Kitchen/Dining Area**

Double glazed door to the rear garden. Fitted with a range of eye and base level units with work surfaces over. Integrated oven with hob and extractor over. Integrated dishwasher. Space for a free standing fridge freezer. Dual bowl ceramic sink

with mixer tap and drainer grooves. Tiling to splash back areas. Recessed down lighting. Wood effect flooring. Under floor heating. Door with stairs rising to the first floor landing.

#### **Living Area**

Two double glazed windows. Double glazed bi folding doors to the rear garden. Wood effect flooring. Under floor heating. Recessed down lighting. Log burner.

#### **First Floor Landing**

Double glazed window. Access to three bedrooms and a family bathroom.

#### **Bedroom**

Double glazed doors to the juliet balcony. Vaulted ceilings. Wood effect flooring. Under floor heating.

#### **Bedroom**

Double glazed window. Radiator. Folding door to the en suite.

#### **En Suite**

Fitted with a three piece suite to include a shower enclosure, pedestal wash hand basin and a low level w/c. Tiled floor. Radiator. Tiling to splash back areas. Recessed down lighting. Extractor fan.

#### **Bedroom**

Double glazed window. Radiator.

#### **Family Bathroom**

Fitted with a four piece suite to include a panel enclosed bath with a shower attachment, quadrant shower enclosure, cabinet enclosed wash hand basin and a low level w/c. Chrome heated towel rail. Tiled flooring. Under floor heating. Partially tiled walls. Extractor fan. Recessed down lighting.

#### **To The Rear**

A private garden arranged with areas of decking, lawn and slate chippings. Outside light. Outside socket. Outside tap. Views over the water to the side & rear.

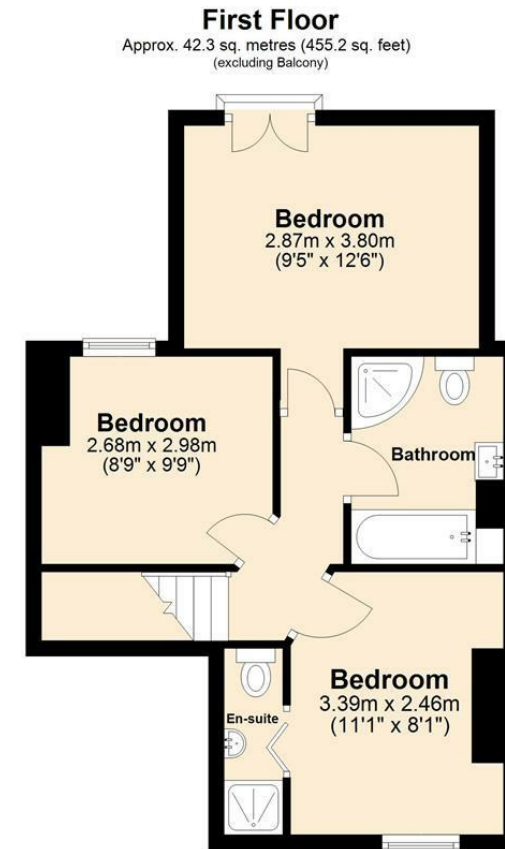
#### **To The Front**

An area of front garden laid with shingle. Planted boarder. Enclosed by part hedging and a low level iron fence. Permit parking.



**Sears & Co**

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Total area: approx. 95.3 sq. metres (1025.5 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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

