



Kendale, Hemel Hempstead, HP3 8NN
Asking price £825,000

Sears & Co
estate & letting agents



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

A well presented four bedroom detached family home occupying a delightful corner plot within a sought after cul de sac in the popular HP3 postcode of Leverstock Green. The property has been extended to the rear on the ground floor and also offers excellent scope for further enlargement, subject to the necessary planning permissions.

The accommodation comprises entrance hallway, w/c, kitchen/breakfast room, separate utility room, family room/study, living room, dining room, conservatory, principal bedroom with en-suite, three further bedrooms and a family bathroom.

Externally the property further benefits from driveway parking, double garage, an area of front garden and a mature private rear garden.

Located on a corner plot within the cul-de-sac, the property is within walking distance of a popular parade of local shops that cater for most day to day needs, including a pharmacy, post office, three public houses, as well as football, tennis and cricket clubs that welcome new members.

The City of St Albans is a short drive away and for the commuter there are rail links into Euston from Apsley and Hemel Hempstead station with St Albans City into St Pancras also an option. Major road links with the M1 and M25 provide access to London Luton and Heathrow airports.

Council tax band F. Contact sole appointed selling agents Sears & Co to arrange a viewing.

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.

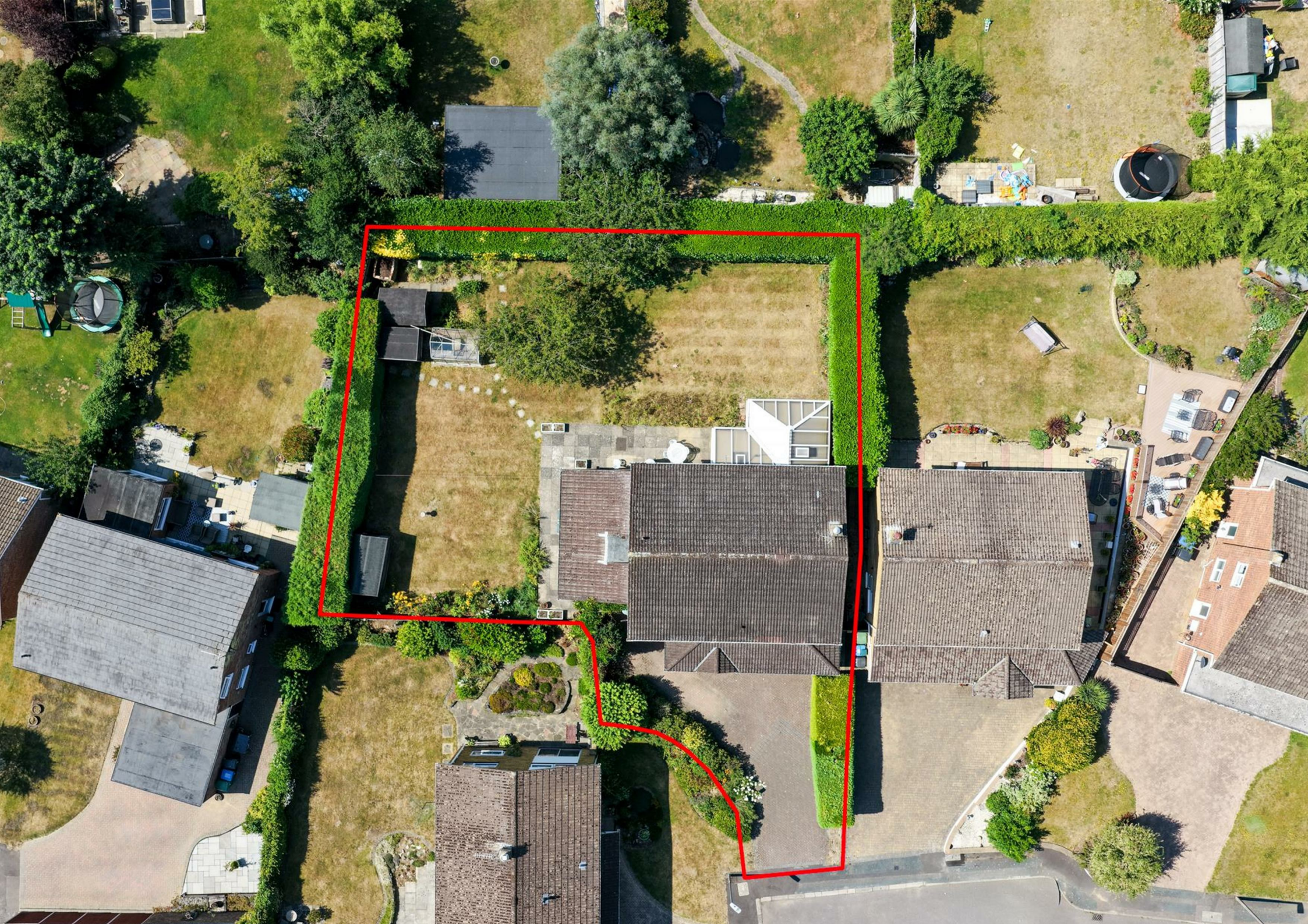


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



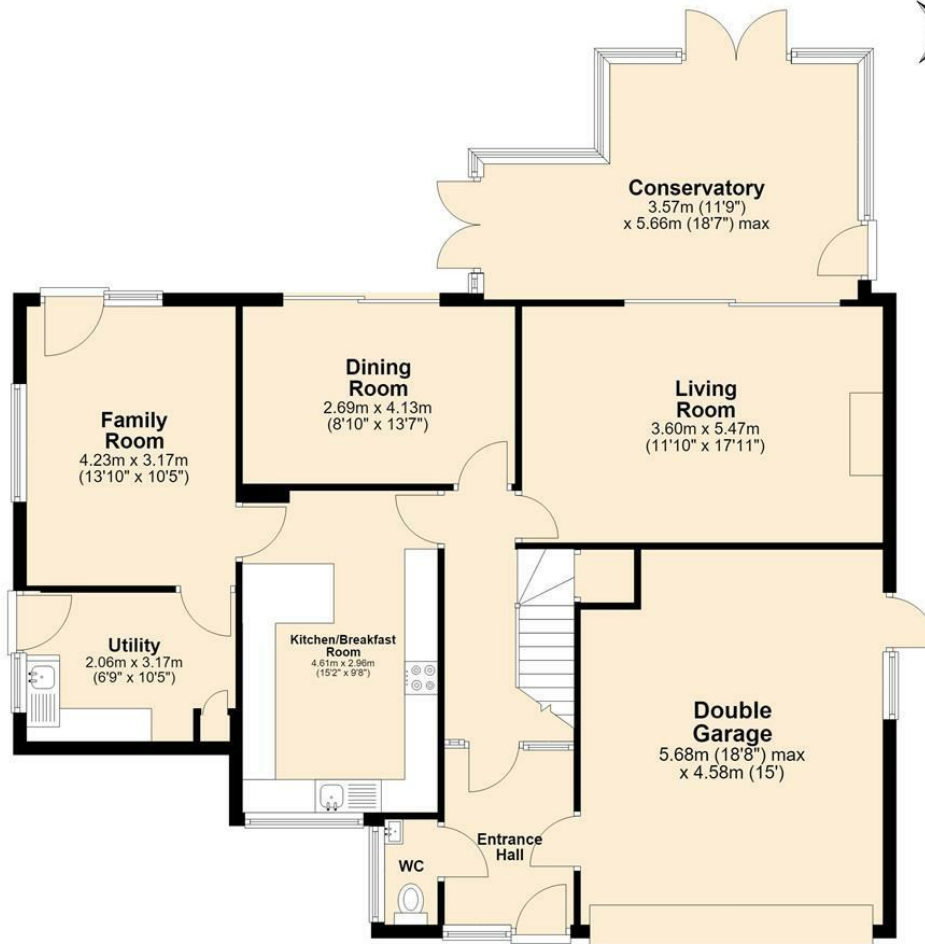
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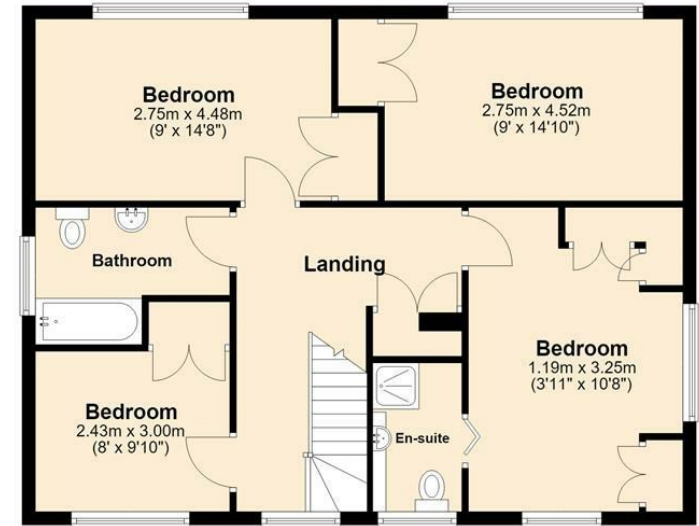
Ground Floor

Approx. 125.2 sq. metres (1347.7 sq. feet)



First Floor

Approx. 73.3 sq. metres (788.8 sq. feet)



Total area: approx. 198.5 sq. metres (2136.5 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.

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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