



Charlesworth Close, Hemel Hempstead, HP3 9EW
Asking price £350,000

Sears & Co
estate & letting agents

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

A well presented three bedroom family home, situated in this popular position on Charlesworth Close, HP3.

Accommodation includes an entrance hallway, open plan living/dining room, kitchen, three first floor bedrooms and a refitted shower room.

Externally the property further benefits from an area of front garden, private rear garden and a garage located in a nearby block. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Radiator. Stairs rising to the first floor accommodation. Access to the kitchen and living/dining room.

Living/Dining Room

Double glazed windows. Double glazed door to the rear garden. Radiator. Storage cupboard.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Space for a freestanding oven, washing machine, fridge freezer and a slimline dishwasher. Sink with drainer unit and mixer tap. Tiling to splash back areas. Tile effect flooring. Storage cupboard. Serving hatch.

First Floor Landing

Airing cupboard. Access to the loft. Access to the shower room and three bedrooms.

Bedroom One

Double glazed window. Radiator. Storage cupboard.

Bedroom Two

Double glazed window. Radiator.

Bedroom Three

Double glazed window. Radiator. Storage cupboard.

Shower Room

Fitted with a three piece suite to include a quadrant shower enclosure, pedestal wash hand basin and a low level w/c. Tiled walls. Tiled flooring. Radiator. Recessed down lighting. Extractor fan.

To The Front

An area of front garden laid with lawn. Steps leading to the front door. Storm porch. Storage/meter cupboard.

To The Rear

A private garden predominately laid with lawn. A small area of hard standing. Enclosed predominantly by timber panel fencing. Planted borders. Gated rear access.

Garage

The property further benefits from a garage located in a nearby block.

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.

Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



Sears & Co

www.searsandco.co.uk call: 01442 254 100

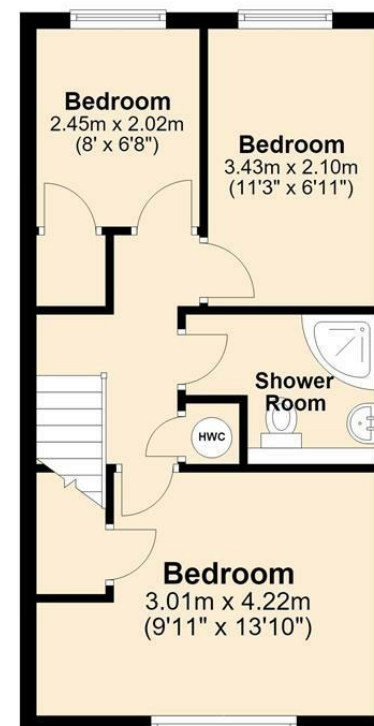
Ground Floor

Approx. 35.8 sq. metres (385.4 sq. feet)
(excluding unnamed room)



First Floor

Approx. 35.8 sq. metres (385.6 sq. feet)



Total area: approx. 71.6 sq. metres (771.1 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 ©

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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

Sears & Co

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

