Belswains Lane, Hemel Hempstead, HP3 9PP
Asking price £675,000

Sears & Co
estate & letting agents

An attractive, modern, four bedroom detached home constructed in 2009 and situated in this set back position off Belswains Lane, HP3, with accommodation spanning in the region of 1700 sqft.

The ground floor layout is flexible and includes an entrance vestibule, home office with w/c, entrance hallway, impressive 19ft living/dining room, modern kitchen with breakfast bar, separate utility room, shower room and a bedroom. The first floor comprises a principal bedroom with walk in wardrobe, two further well proportioned bedrooms and a refitted family bathroom.

Externally the property further benefits from a substantial area of frontage providing driveway parking and a delightful private rear garden. The property also benefits from solar panels (water heating).

'The Loft' is conveniently positioned approximately 0.6 miles from Apsley Train Station, offering direct links into London Euston. The property is also well placed for a variety of local amenities and leisure facilities, including The Snow Centre, XC and the Grand Union Canal, which provides picturesque waterside walks towards Apsley and the surrounding area.

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

Front Door

Entrance Vestiuble
Cloaks cupboard. Access to the entrance hallway and office.

Office
Double glazed window. Under floor heating. Recessed down lighting. Spiral staircase leading up to the second bedroom. Access to the w/c.

W/C
Double glazed window. Fitted with a low level w/c and a cabinet enclosed wash hand basin. Tiled flooring. Partially tiled splash back. Extractor fan.

Entrance Hallway
Wood flooring. Recessed down lighting. Stairs rising to the first floor accommodation. Access to the shower room, living/dining area and bedroom.

Bedroom
Double glazed window. Underfloor heating. Built in storage cupboards and desk.

Shower Room
Fitted with a three piece suite to include a wet room style shower with glass screen and independent 'Mira' shower over, pedestal wash hand basin and a low level w/c. Tiled walls. Tiled flooring. Recessed down lighting. Extractor fan. Chrome heated towel rail.

Living/Dining Area
Three full length double glazed windows with external shutters. Further double glazed window. Double glazed door to the rear garden with external shutters. Wood flooring. Log burner. Recessed down lighting. Active heating & cooling unit powered by the air source heat pump. Open plan to the kitchen area.

Kitchen Area
Three Velux style windows. Double glazed door to the side aspect. Double glazed window. Fitted with a range of eye and base level units with work surfaces over also forming drainer groves and upstands. Inset one and a quarter bowl sink with mixer tap. Integrated dishwasher, 'Neff' oven and a 'Bosch' grill. Integrated 'Neff' electric hob with extractor over. Space for a freestanding fridge freezer. Storage cupboards (one being utilised as a pantry and the other as a meter cupboard). Tiled flooring. Recessed down lighting. Wooden breakfast bar. Access to the utility room.

Utility Room
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 and tumble dryer. Extractor fan.

First Floor Landing
Two Velux style windows. Airing cupboard with radiator. Cupboard housing the pressurised water system. Access to the family bathroom and three bedrooms.

Principal Bedroom
Double glazed window. Velux style window. Walk in wardrobe area with recessed down lighting. Active heating & cooling unit powered by the air source heat pump.

Bedroom
Double glazed window. Velux style window. Recessed down lighting. Access to the loft. Eaves storage. Spiral staircase leading down to the office. Active heating & cooling unit powered by the air source heat pump.

Bedroom
Double glazed window. Velux style window. Eaves storage. Active heating & cooling unit powered by the air source heat pump.

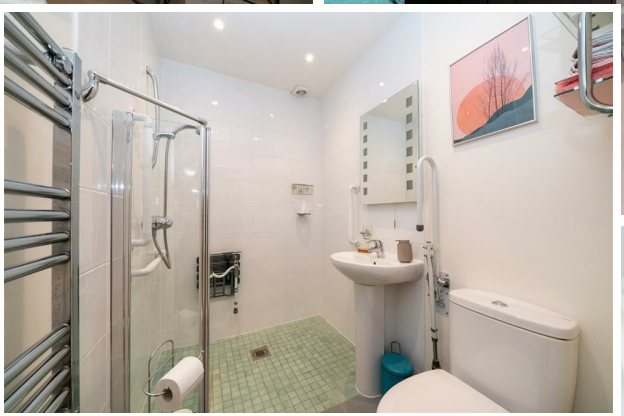
Family Bathroom
Velux style window. Fitted with a three piece suite to include a 'P' shaped shower bath, pedestal wash hand basin and a low level w/c. Wood effect flooring. Partially tiled walls. Recessed down lighting. Extractor fan. Storage cupboard. Chrome heated towel rail.

To The Front/Side
A substantial area of driveway parking laid with areas of block paving and loose stones. Shrubbed area of front garden. Outside lighting. Air source heat pump. Gated side access. Shed. Access to the front door.

To The Rear
A private garden arranged with areas of patio, lawn and loose stones. Mature planted borders. Partly enclosed by timber panel fencing, planting and shrubbery. Garden shed. Outside power. Outside tap. Gated side access.

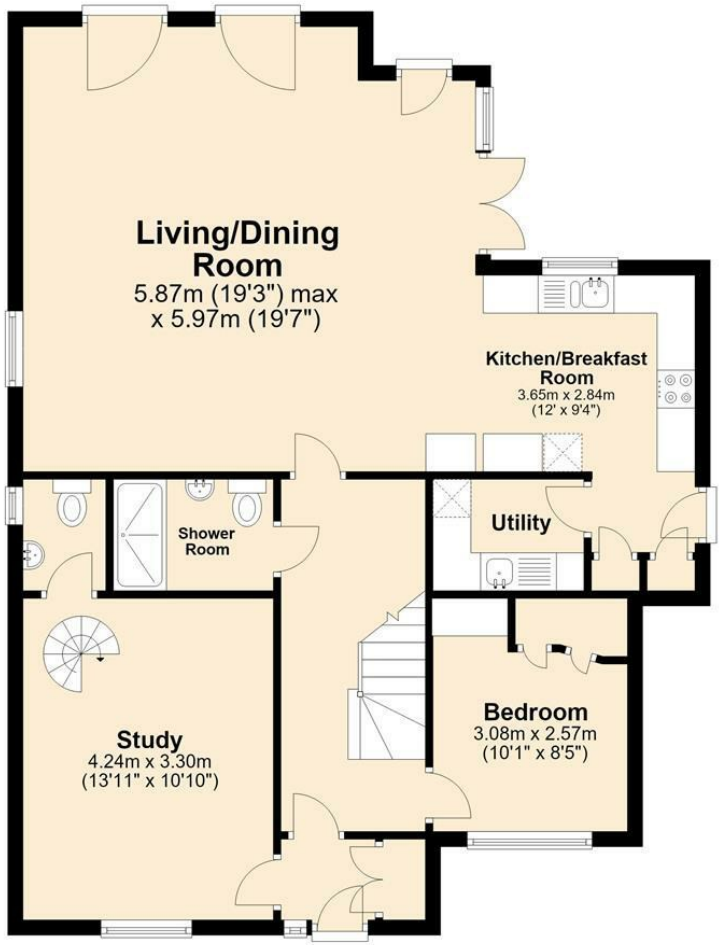
Buyer Information
Buyers Information: To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per 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.



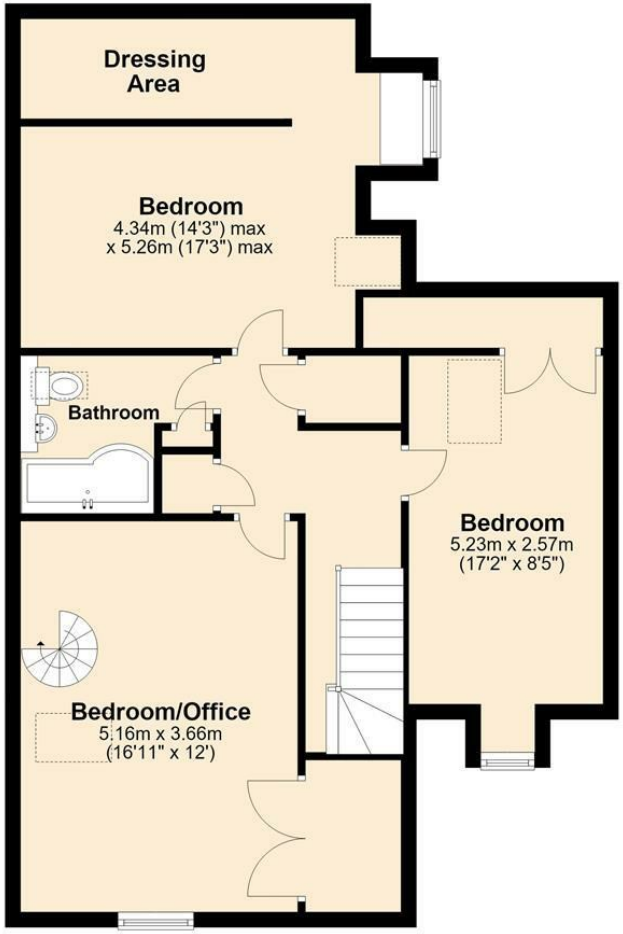
Ground Floor

Approx. 86.7 sq. metres (933.1 sq. feet)



First Floor

Approx. 73.0 sq. metres (785.8 sq. feet)



Total area: approx. 159.7 sq. metres (1718.9 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 dilligence 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 imprtance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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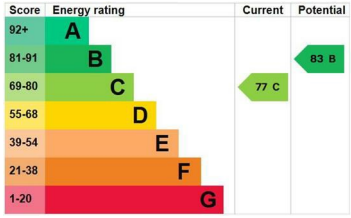

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