

Storey Street, Hemel Hempstead, HP3 9SG
Asking price £420,000

Sears & Co
estate & letting agents

A charming and extended three bedroom character home, situated in this popular position on Storey Street, located approximately 0.6 miles from Apsley Train Station.

The layout includes a 25ft living/dining room, refitted kitchen and a conservatory. The first floor comprises three bedrooms and a modern family bathroom.

Externally the property benefits from an area of front garden and low maintenance rear garden with useful summer house.

Council tax band C. Contact sole appointed selling agent Sears & Co to arrange a viewing.

Front Door

Living/Dining Room
Double glazed bow window. Double glazed door to the outside vestibule. Log burner. Two radiators. Wood effect flooring. Stairs rising to the first floor accommodation. Open plan to the kitchen.

Kitchen
Fitted with a range of eye and base level units with work surfaces over. One and a quarter bowl sink with drainer unit mixer and mixer tap. Space for a freestanding fridge freezer, oven and washing machine. Vinyl flooring. Double glazed door to the conservatory.

Conservatory
Double glazed doors to the rear garden. Double glazed windows. Double glazed door to the outside vestibule. Radiator. Wood effect flooring.

First Floor Landing
Access to the family bathroom and all bedrooms.

Bedroom
Double glazed window. Radiator. Access to the loft.

Bedroom
Double glazed window. Radiator.

Bedroom
Double glazed window. Radiator.

Family Bathroom
Fitted with a three piece suite to include a tile enclosed bath with shower over, cabinet enclosed wash hand basin and low level w/c. Tiled walls. Tiled flooring. Extractor fan. Recessed down lighting.

To The Front
An area of front garden laid with an area of shingle and patio. Enclosed by part low level brick wall and gate. Outside light.

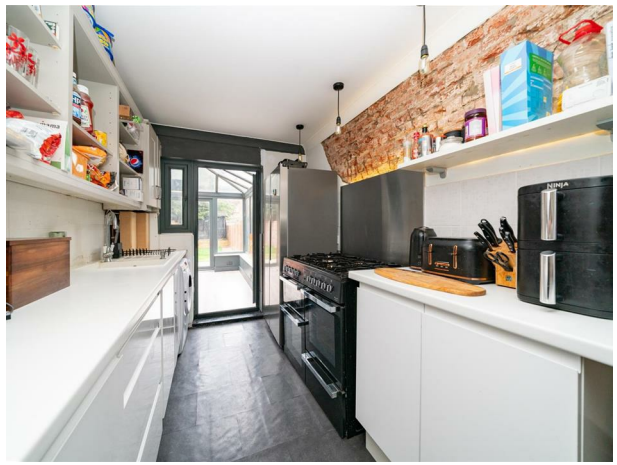
To The Rear
A private garden arranged with areas of patio and lawn. Enclosed by timber panel fencing. Access to the summer house. Outside tap. Gated side access.

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.

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.







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Ground Floor

Approx. 45.2 sq. metres (486.2 sq. feet)



First Floor

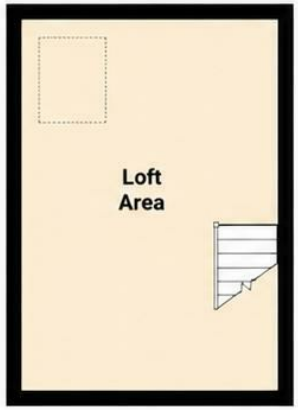
Approx. 31.1 sq. metres (335.1 sq. feet)



Second Floor

Approx. 0.0 sq. metres (0.0 sq. feet)

(excluding Loft Area)



Total area: approx. 76.3 sq. metres (821.3 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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