

Burgundy Drive, Hemel Hempstead, HP2 7BX
Asking price £520,000

Sears & Co
estate & letting agents

An impressive, three/four bedroom semi detached family home, situated in this popular position on Burgundy Drive, HP2, with accommodation arranged over three floors and spanning in excess of 1300 sqft.

The ground floor layout includes an entrance hallway, bay fronted study/bedroom, 17ft open plan kitchen/dining room and a w/c. The first floor comprises a living room with a delightful balcony, bedroom and a modern family bathroom. Stairs then lead to the second floor accommodation which includes a principal bedroom with Juliet balcony, en suite shower room and one further bedroom.

Externally the property further benefits from an area of front garden, garage with parking to the front and a private garden. Council tax band E. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway
Wood effect flooring. Radiator. Stairs rising to the first floor accommodation. Access to the kitchen, study/bedroom and w/c.

W/C
Fitted with a pedestal wash and basin and low level w/c. Tiling to splash back area. Radiator. Vinyl flooring. Extractor fan.

Study/Bedroom
Double glazed bay window. Double glazed window. Two radiators. Wood effect flooring.

Kitchen/Dining Room
Double glazed window. Double glazed doors to the rear garden. Fitted with a range of eye and base level units with work surfaces over also forming upstands. Integrated fridge freezer and dishwasher. Integrated oven with gas hob and extractor over. Stainless steel sink with drainer unit and mixer tap. Wood effect flooring. Two radiators. Storage cupboard with work surface and space beneath for freestanding washing machine.

First Floor Landing
Radiator. Stairs rising to the second floor accommodation. Access to a bedroom, family bathroom and living room.

Living Room
Double glazed window. Double glazed doors leading to the balcony. Two radiators. Wood effect flooring.

Bedroom
Two double glazed windows. Radiator.

Family Bathroom
Fitted with a three piece suite to include a panel enclosed bath, pedestal wash hand basin and a low level w/c. Partially tiled walls. Vinyl flooring. Heated towel rail. Extractor fan.

Second Floor Landing
Access to the loft. Storage cupboard. Access to the principal bedroom, further bedroom and shower room.

Principal Bedroom
Double glazed window. Double glazed doors to the Juliet balcony. Radiator. Access to the en suite shower room.

En Suite
Double glazed window. Fitted with a three piece suite to include a shower enclosure, pedestal wash hand basin and low level w/c. Partially tiled walls. Vinyl flooring. Heated towel rail.

Bedroom
Two double glazed windows. Two radiators.

To The Side
A private garden arranged with areas of patio and lawn. Planted borders. Enclosed predominantly by timer panel fencing and part walled. Gated side access. Outside tap. Courtesy door to the garage.

Garage
Power and lighting. Accessed by an up and over door to the front and courtesy door from the rear garden.

Parking
The property further benefits from a parking space, located in front of the garage.

To The Front
An area of front garden laid with lawn. Gated access to the garden.

Service Charge
The owners have advised that the property is subject to a service charge in the region of £207.57 per annum. This information should be verified by a solicitor prior to exchange of contracts.

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.







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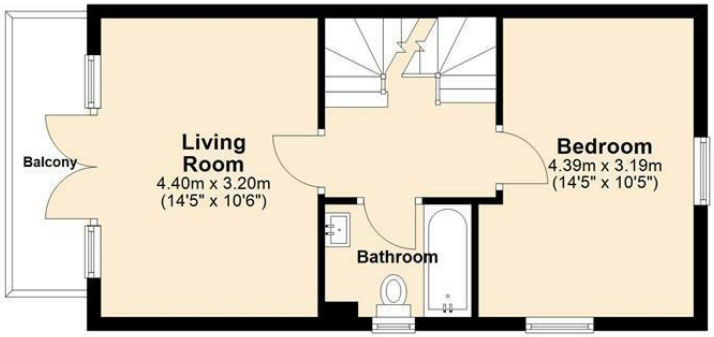
Ground Floor

Approx. 45.2 sq. metres (486.3 sq. feet)
(excluding Garage)



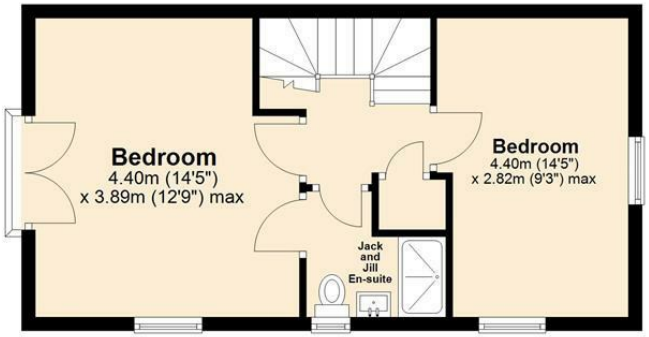
First Floor

Approx. 38.4 sq. metres (413.2 sq. feet)
(excluding Balcony)



Second Floor

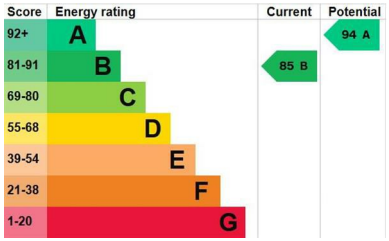
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(excluding Balcony)



Total area: approx. 122.0 sq. metres (1312.7 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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