



Betjeman Way, Hemel Hempstead, HP1 3HH
Asking price £850,000

Sears & Co
estate & letting agents



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Sears & Co

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

A handsome and substantial four bedroom detached family home, enjoying a prominent yet secluded position, set back from the road on Betjeman Way, within the highly regarded Poets Development in Gadebridge. The property offers in excess of 1800 sqft of spacious and versatile accommodation (including the converted garage) ideally suited to modern family living.

The ground floor layout comprises a welcoming entrance hallway, an impressive 29ft open plan kitchen/dining/living area, conservatory providing additional family space, snug, office and a w/c. The first floor offers a generous principal bedroom with built in wardrobes and an en suite, three further bedrooms and a refitted family bathroom.

Externally, the property further benefits from driveway parking, a detached double garage which has been partially converted to provide a home office and a separate utility/store room, an impressive area of frontage and a private, low maintenance rear garden.

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

Front Door

Entrance Hallway

Two double glazed windows. Built in foot mat. Wood effect flooring. Radiator. Cloaks cupboard. Stairs rising to the first floor accommodation. Access to the w/c, study and snug. Double doors to the kitchen area.

Kitchen Area

Two double glazed windows. Double glazed door to the side aspect. Fitted with a range of eye and base level units with granite work surfaces over. Island with storage solutions, power and seating. Integrated one and a half oven, electric hob with extractor over, fridge, freezer, wine cooler and dishwasher. Inset one and a half bowl sink with mixer tap. Feature splash back areas. Built in speakers. Vertical radiator. Wood effect flooring. Open plan to the dining area.

Dining Area

Exposed feature brick wall. Wood effect flooring. Radiator. Open plan to the conservatory/family area.

Conservatory/Family Area

Part brick and UPVC construction with 'Thermo' roof. Double glazed windows. Double glazed double doors to the rear garden. Radiator. Wood effect flooring.

Study

Double glazed window. Radiator. Wood effect flooring.

Snug

Double glazed window. Radiator. Wood effect flooring.

W/C

Double glazed window. Fitted with a wall mounted wash hand basin and a low level w/c. Partially tiled walls. Wood effect flooring.

First Floor Landing

Double glazed window. Radiator. Access to the loft, family bathroom and four bedrooms.

Principal Bedroom

Double glazed window. Radiator. Built in wardrobes. Air conditioning. Recessed down lighting. Access to the en suite.

En Suite

Double glazed window. Fitted with an oversized shower area with acrylic panelling to splash back, cabinet enclosed wash hand basin and a low level w/c. Recessed down lighting. Extractor fan. Chrome heated towel rail. Wood effect flooring. Tiled walls.

Bedroom

Double glazed window. Radiator. Storage alcove.

Bedroom

Double glazed window. Radiator. Built in wardrobe.

Bedroom

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a 'P' shaped bath with shower over, pedestal wash hand basin and a low level w/c. Tiling to splash back areas. Wood effect flooring. Recessed down lighting. Extractor fan. Heated towel rail.

To The Front

An area of tarmac providing driveway parking. An area of front garden laid with lawn (please note there is a tree with a TPO, you will need to refer to your solicitor for further information). Pathway to the gated side access. Access to the garage.

Garage/Utility Area

Accessed via an up and over door to the front, courtesy door from the side and a courtesy door from the rear garden. Power and lighting. Space for a freestanding washing machine and tumble dryer. Recessed down lighting. Access to the office.

Office

Double glazed window. Air conditioning. Recessed down lighting. Built in speakers.

To The Rear

A private garden arranged with areas of artificial lawn, decking and loose stones. Outside tap. Covered seating area. Enclosed by timber panel fencing. Pathway to the gardens end. Gated side access. Two courtesy doors to the garage/utility area.

Buyer Information

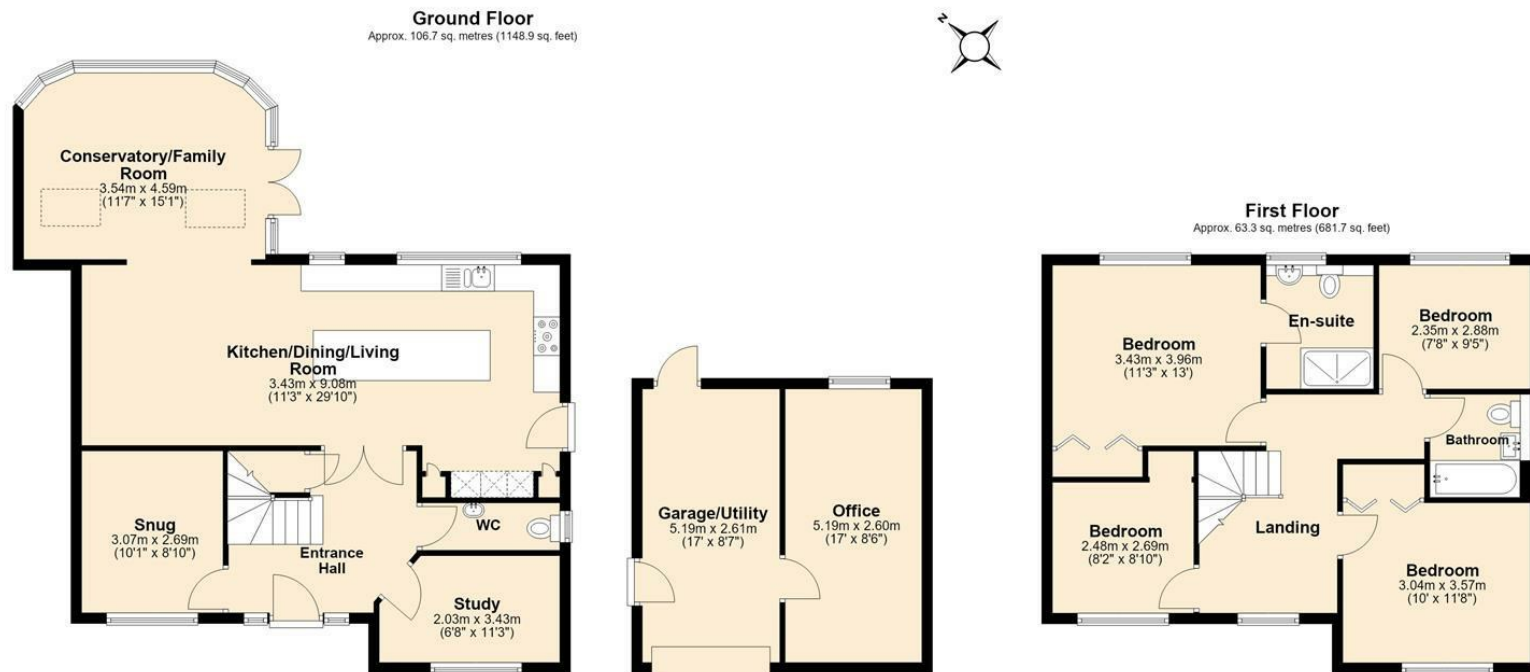
To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		