

Savoy Close, Hemel Hempstead, HP2 4HL
Asking price £390,000

Sears & Co
estate & letting agents

An immaculately presented two bedroom family home, situated in this private position on Savoy Close, HP2.

Accommodation includes a modern kitchen with integrated appliances, open plan living and dining areas, w/c, two double bedrooms and a family bathroom with a three piece suite.

Externally the property benefits from two parking spaces, an area of frontage and a delightful private rear garden. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

W/C
Double glazed window. Fitted with a wash hand basin and a low level w/c. Tiled walls. Tiled flooring.

Kitchen/Dining Area
Double glazed window. Fitted with a range of eye and base level units with work surfaces over also forming upstands and drainer groves. Integrated oven with hob and extractor over. Integrated washing machine, dishwasher and fridge freezer. Stainless steel sink with mixer tap. Wood effect flooring. Under stair storage cupboard. Recessed down lighting.

Living Area
Double glazed French doors to the rear garden. Feature panelled walls. Two radiators. Wood effect flooring.

First Floor Landing
Radiator. Access to the loft. Access to the family bathroom and two bedrooms.

Bedroom
Two double glazed windows. Feature panelled wall. Built in wardrobes. Radiator.

Bedroom
Two double glazed window. Radiator.

Family Bathroom
Fitted with a three piece suite to include a tile enclosed bath with shower over, inset wash hand basin and an enclosed cistern w/c. Heated towel rail. Tiled walls. Tiled flooring. Recessed down lighting.

To The Front
Outside light. EV charging point. Pathway to the front door.

To The Rear
A private garden arranged with areas of patio and lawn. Enclosed by part brick wall and timber panel fencing. Gated rear access. Outside light. Outside tap. Outside socket.

Parking
The property benefits from two parking spaces. This would need to be verified by a solicitor prior to exchange of contracts.

Service Charge
The owners have also advised that there is a service charge in the region of £50 per month. This information should be verified by a solicitor prior to exchange of contracts.

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.

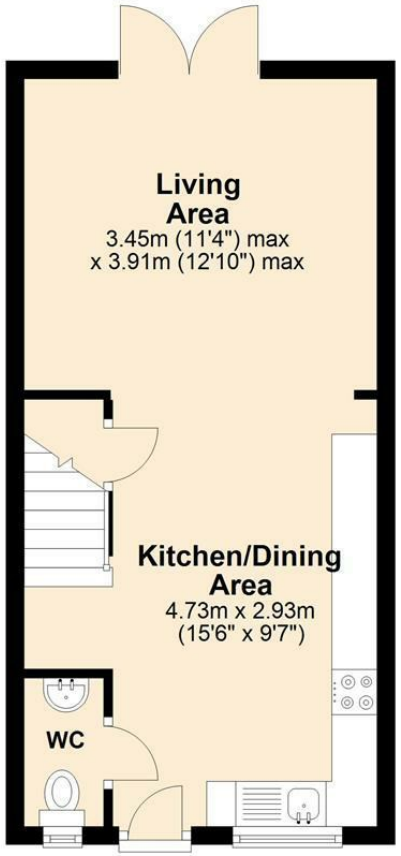




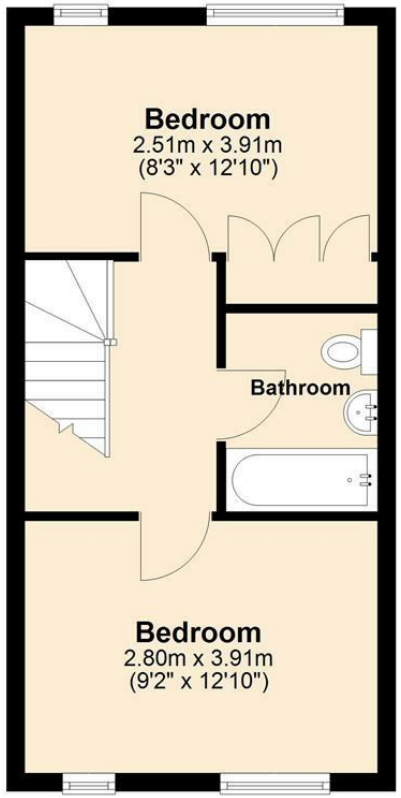


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www.searsandco.co.uk call: 01442 254 100

Ground Floor
Approx. 32.4 sq. metres (348.5 sq. feet)



First Floor
Approx. 32.4 sq. metres (348.5 sq. feet)



Total area: approx. 64.8 sq. metres (697.0 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
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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