

Windmill Road, Hemel Hempstead, HP2 4BP
Asking price £417,500

Sears & Co
estate & letting agents

A spacious and well presented three bedroom family home, situated in a popular position on Windmill Road in Adeyfield, Hemel Hempstead. The property offers well proportioned accommodation spanning approximately 1,088 sq ft, together with an attractive and well established private rear garden.

The ground floor comprises an entrance hallway, a generous kitchen/dining room and an impressive 19ft sitting room with bay window and French doors opening directly onto the rear garden. There is also a particularly useful 16ft utility room and a ground floor WC. The first floor features three well proportioned bedrooms, including two generous doubles, alongside a family bathroom.

Externally, the property benefits from an area of frontage offering a modern EV charging point, whilst to the rear is a particularly attractive and well established private garden featuring a generous patio seating area, lawn, mature planting and a useful garden shed.

Windmill Road is conveniently positioned for a range of local shops, schools and amenities within Adeyfield, whilst also providing good access to Hemel Hempstead town centre and surrounding transport links.

With over 1,000 sq ft of accommodation, generous room proportions and a lovely rear garden, this is an excellent family home that should be viewed to be fully appreciated.

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

Front Door

Entrance Hallway
Radiator. Built in foot mat. Under stairs storage cupboard. Stairs rising to the first floor accommodation. Access to the kitchen and living/dining room.

Living/Dining Room
Double glazed bow window. Double glazed double doors leading to the rear garden. Radiator. Wall mounted fireplace.

Kitchen
Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Integrated oven with gas hob and extractor fan over. Integrated dishwasher and low level fridge. Stainless steel one and a half bowl sink with drainer unit and mixer tap. Tiling to splash back areas. Tiled flooring. Double glazed door to the side access/utility area.

Side Access/Utility Area
Double glazed door to the rear garden. Space for an American style fridge freezer and tumble dryer. Fitted with a stainless steel sink with drainer unit and tap. Space for a washing machine. Tiling to splash back areas. Glazed door to porch area with access to the front aspect. Access to the downstairs w/c.

Downstairs W/C
Double glazed window. Fitted with a low level w/c.

First Floor Landing
Double glazed window. Airing cupboard. Access to the loft. Access to the family bathroom and three bedrooms.

Bedroom One
Double glazed window. Radiator. Storage alcove.

Bedroom Two
Double glazed window. Radiator. Storage alcove.

Bedroom Three
Double glazed window. Radiator.

Family Bathroom
Double glazed window. Fitted with a three piece suite to include a 'P' shaped bath with glass screen and shower over, cabinet enclosed wash hand basin with mixer tap and a low level w/c. Chrome heated towel rail. Tiled walls. Tiled flooring. Extractor fan.

To The Front
An area of frontage laid with block paving and part slate chippings. Planted borders. Double glazed door to the side access.

To The Rear
A private garden arranged with areas of patio and lawn. Enclosed by timber fencing. Pathway to the shed. Planted borders. Raised bed with wood chippings. Outside tap. Double glazed door to the side access.

Buyer Information
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.







Sears & Co

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

Approximate Gross Internal Area
Ground Floor = 50.8 sq m / 547 sq ft
First Floor = 50.3 sq m / 541 sq ft
Total = 101.1 sq m / 1,088 sq ft

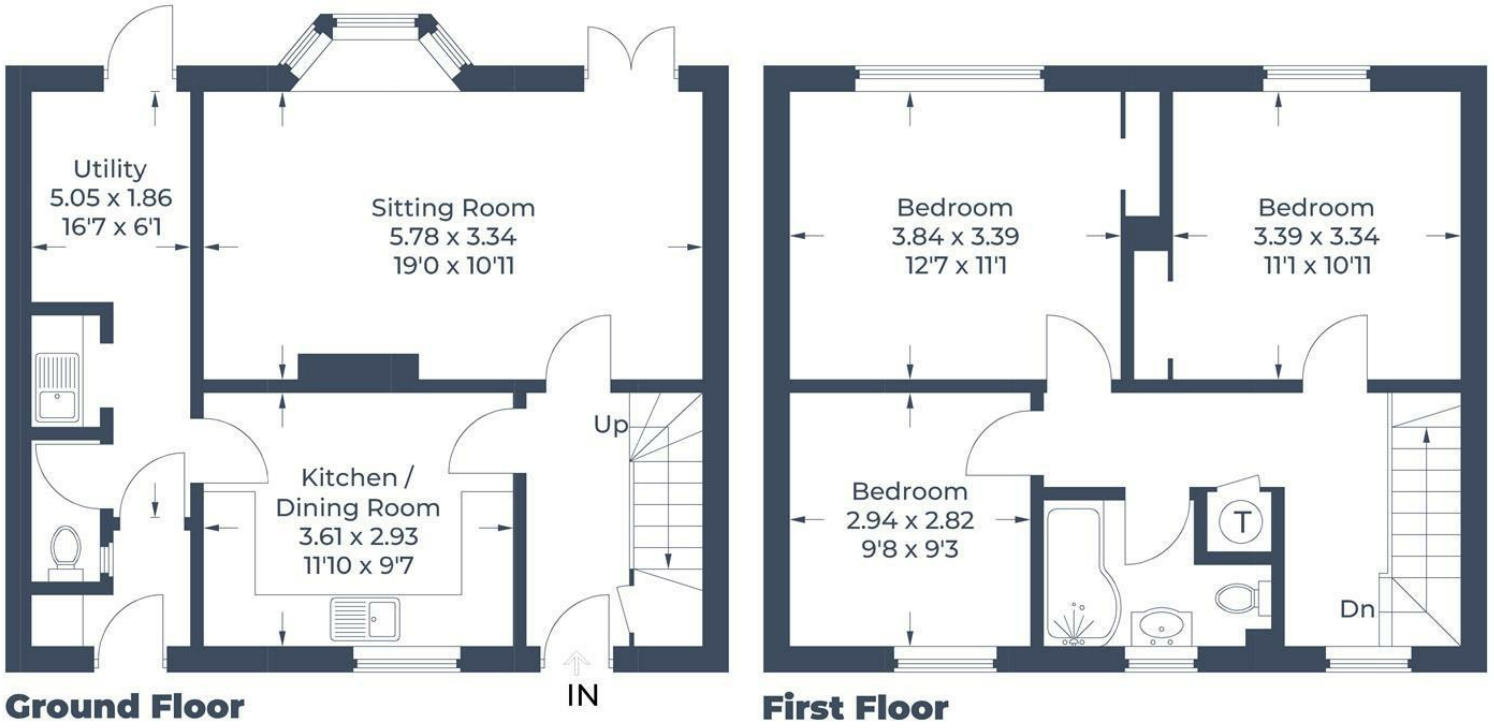
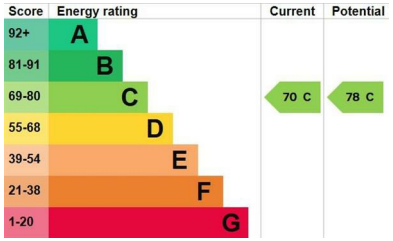


Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing

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.



www.searsandco.co.uk

Sears & Co

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100







