

Shearwater Road, Hemel Hempstead, HP3 0GB
Asking price £565,000

Sears & Co
estate & letting agents







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Sears & Co

A modern and well proportioned four bedroom family home, situated in a popular position on Shearwater Road within the sought after Aspen Park development, approximately 0.9 miles from Apsley Train Station. The flexible accommodation is arranged over three floors and spans in excess of 1400 sqft.

The ground floor comprises an entrance hallway, w/c, 18ft kitchen and an open plan family/dining room. The first floor includes the living room with a juliet balcony, bedroom and family bathroom. The second floor boasts the principal bedroom with en suite shower room and two further bedrooms.

Externally the property further benefits from an area of front garden, garage with parking to the front and a low maintenance private rear garden.

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

Front Door

Entrance Hallway
Tiled flooring. Radiator. Storage cupboard. Stairs rising to the first floor accommodation. Access to the kitchen and w/c.

W/C
Two double glazed windows. Fitted with a pedestal wash hand basin and a low level w/c. Tiling to splash back areas. Tiled flooring. Radiator.

Kitchen
Double glazed window. Fitted with a range of eye and base level units with quartz work surfaces over also forming upstands and drainer groves. Inset one and a half sink with mixer tap. Integrated one and a half oven with gas hob and extractor over. Integrated dishwasher and washing machine. Space for a freestanding wine cooler. Tiled flooring. Two radiators. Recessed down lighting. Open plan to the family/dining room.

Family/Dining Room
Double glazed doors to the rear garden. Double glazed window. Tiled flooring. Radiator.

First Floor Landing
Double glazed window. Radiator. Stairs rising to the second floor accommodation. Access to the second bedroom, bathroom and living room.

Living Room
Double glazed doors leading to a Juliet balcony. Double glazed window. Two radiators.

Bedroom Two
Two double glazed windows. Radiator.

Family Bathroom
Fitted with a three piece suite to include a panel enclosed bath with glass screen and shower over, pedestal wash hand basin and a low level w/c. Tiled flooring. Partially tiled walls. Recessed down lighting. Heated towel rail.

Second Floor Landing
Double glazed window. Radiator. Airing cupboard. Access to three bedrooms.

Principal Bedroom
Double glazed window. Two radiators. Access to the loft. Access to the en suite.

En Suite
Fitted with a three piece suite to include a shower enclosure, pedestal wash hand basin and a low level w/c. Tiled flooring. Partially tiled walls. Heated towel rail. Recessed down lighting.

Bedroom Three
Double glazed window. Radiator. Built in cupboard.

Bedroom Four
Velux style window. Radiator.

Service Charge
The sellers have advised that the property is subject to a service charge of approximately £86 every six months. This information should be verified by a solicitor prior to exchange contracts.

To The Front/Side
An area of front garden. Pathway to the front door. Gated side access.

Garage
Located in a nearby block. Parking space to the front. Accessed via an up and over door to the front.

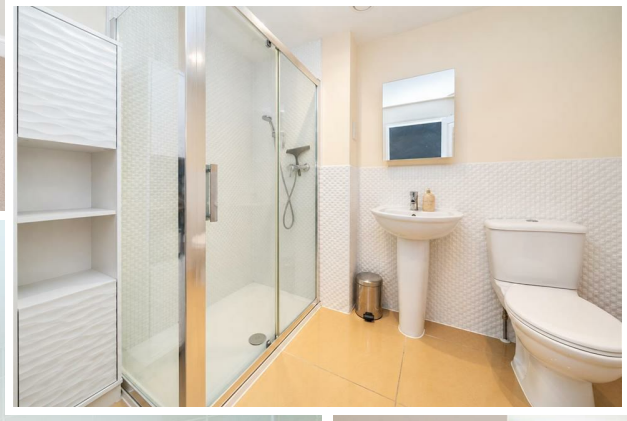
To The Rear
A private garden arranged with areas of patio and lawn. Pathway to the gardens end. Shed. Planted borders. Gated side access.

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.



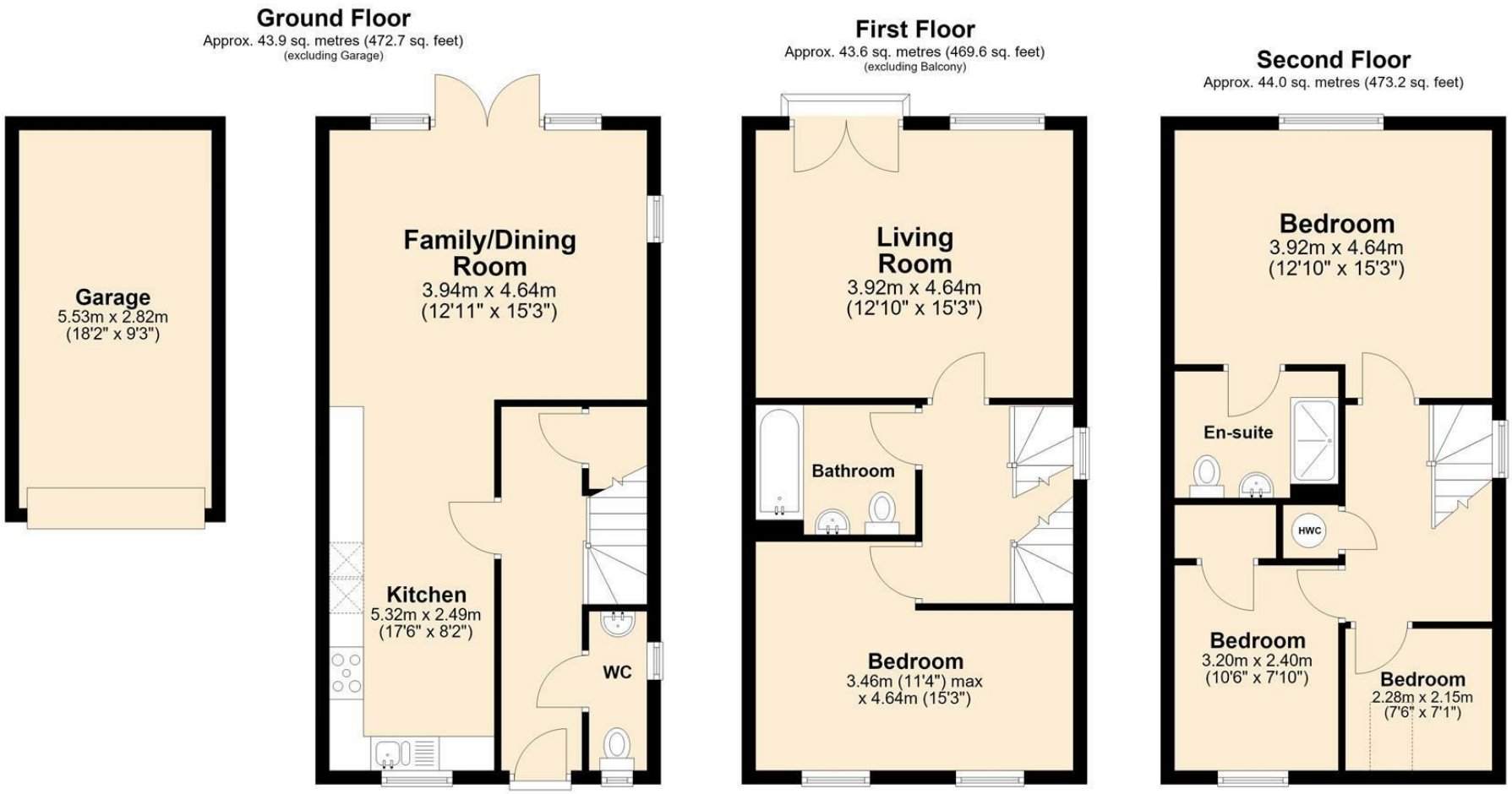








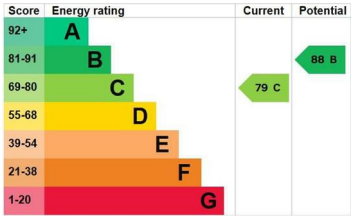




Total area: approx. 131.5 sq. metres (1415.4 sq. feet)

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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