



**Sarratt Avenue, Hemel Hempstead, HP2 7JN**  
**Asking price £460,000**

**Sears & Co**  
estate & letting agents

A superbly presented and extended three bedroom family home with a converted garage, in excess of 1,000 sq/ft and situated in this popular position on Sarratt Avenue, Woodhall Farm, HP2. Accommodation includes an entrance hallway with excellent storage facilities, W.C. cloakroom, formal Living room, open plan dining/kitchen area, stunning and luxuriously appointed kitchen, three first floor bedrooms and a modern family bathroom. Externally the property further benefits from ample driveway parking, and a private rear garden. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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



