



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		78 C	88 B

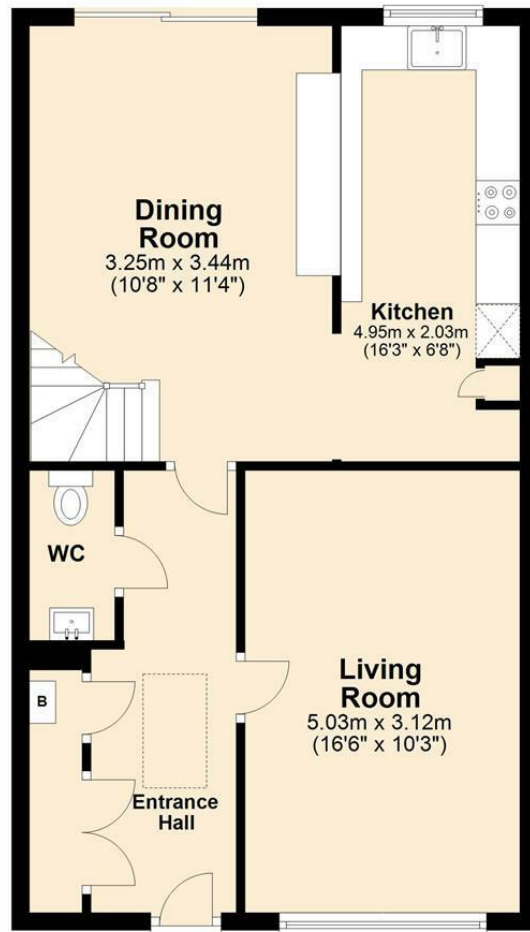
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Ground Floor

Approx. 56.2 sq. metres (604.5 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



Total area: approx. 95.7 sq. metres (1030.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
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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