



Sunnyhill Road, Hemel Hempstead, HP1 1SZ **Per month £1,900 Per month**

A well presented three bedroom end of terrace family home, situated in this popular position on Sunnyhill Road, Boxmoor, HP1. Accommodation includes an open plan living/dining room, refitted kitchen, downstairs bathroom and three first floor bedrooms. Externally the property further benefits from an area of front garden, a private rear garden and an area of hardstanding providing off street parking (located at the gardens end). Unfurnished. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.



Sears & Co

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

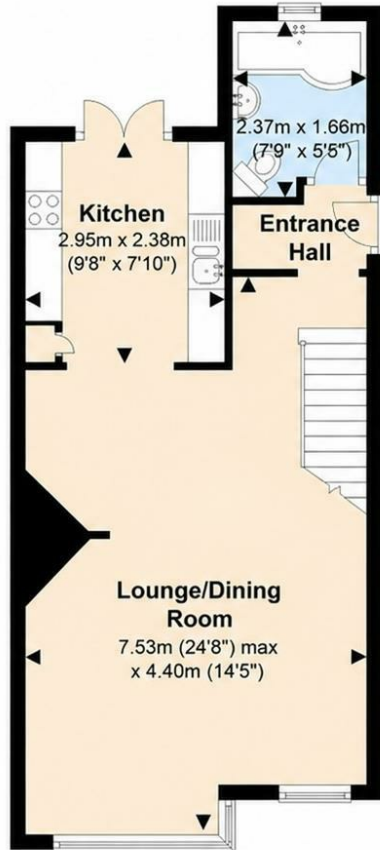


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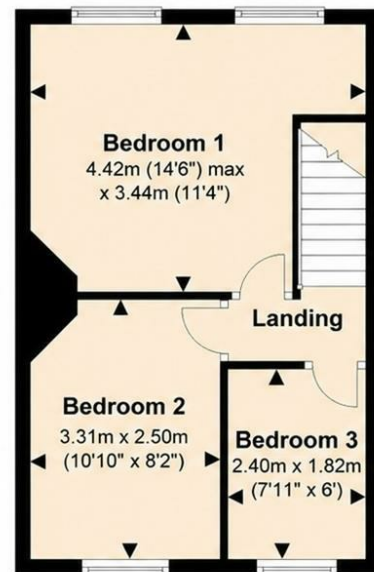
Ground Floor

Approx. 42.0 sq. metres (452.0 sq. feet)



First Floor

Approx. 30.2 sq. metres (324.9 sq. feet)



Total area: approx. 72.2 sq. metres (776.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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.

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

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