

Eastbrook Way, Hemel Hempstead, HP2 5US
Asking price £400,000

Sears & Co
estate & letting agents

** NO UPPER SALES CHAIN **

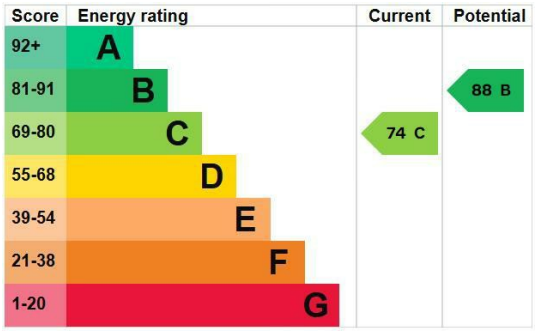
A modern and well presented three bedroom mid terrace family home situated in this popular position on Eastbrook Way, Adeyfield, HP2, with accommodation arranged over three floors.

The layout comprises an open plan living/dining room, kitchen, downstairs w/c, principal bedroom with en suite shower room (located on the second floor), two further double bedrooms and a family bathroom.

Externally the property further boasts an allocated parking space and a low maintenance private rear garden. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

The owners have advised that the property is subject to a service charge of approximately £262.04 every 12 months. This information should be verified by a solicitor prior to exchange of contracts.

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.









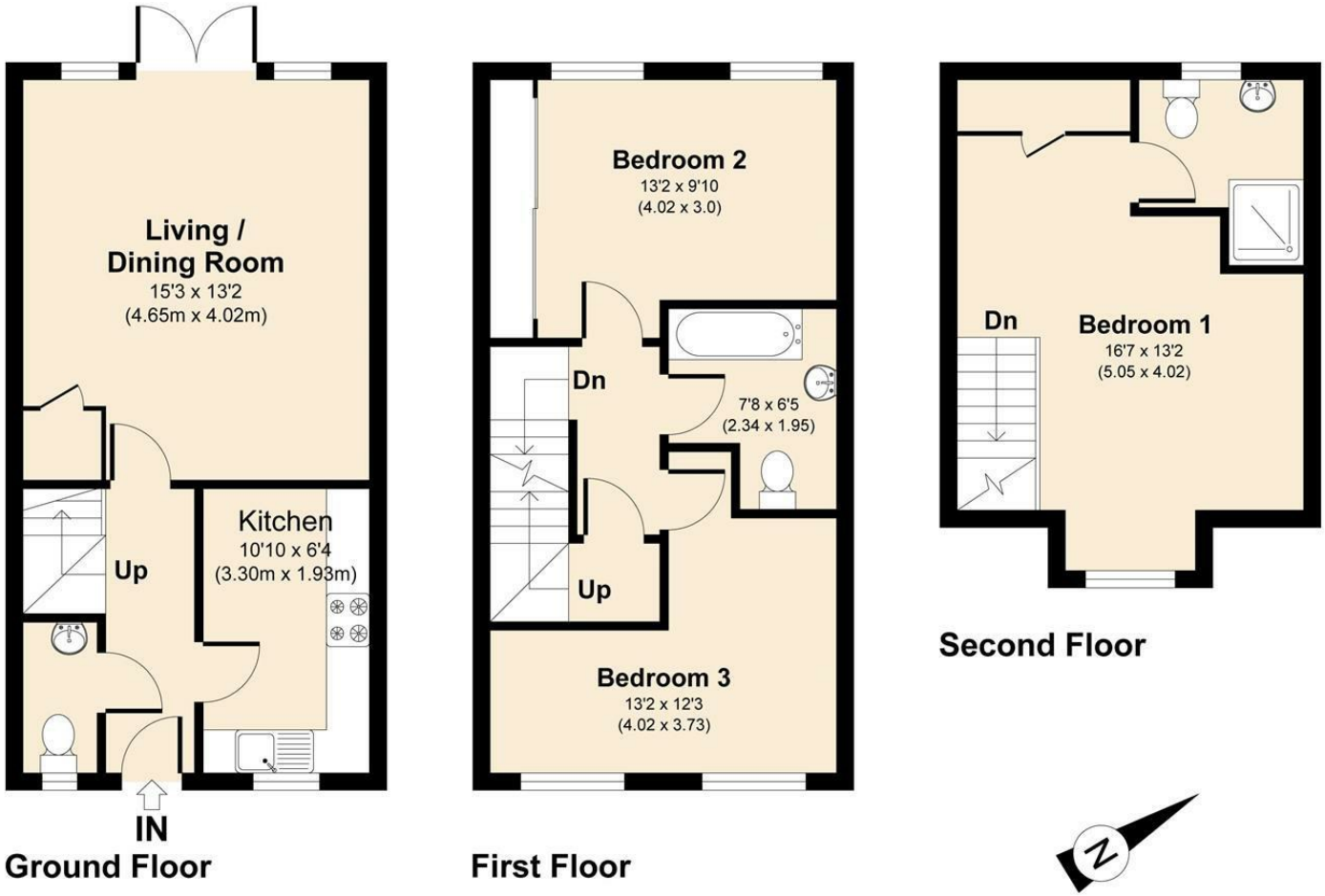






Sears & Co

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



Lightcroft Cottages

APPROXIMATE GROSS INTERNAL AREA 924 SQ FT / 85.88 SQ M

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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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