



**Sun Square, Old Town, Hemel Hempstead, HP1 3AW**  
**Asking price £200,000**

**Sears & Co**  
estate & letting agents



**\*\*NO UPPER SALES CHAIN\*\*** A rarely available, two bedroom coach house style property located on the picturesque Sun Square in the heart of Hemel Hempstead's Old Town. You'll find yourself just a stone's throw away from a variety of shops, cafes, and Gadebridge Park. Accommodation includes an entrance hallway, kitchen, OPEN PLAN living/dining room, SPACIOUS principal bedroom, second bedroom and a well appointed shower room. Externally the property further benefits from a patio area and a GARAGE. Contact SOLE appointed selling agents Sears & Co to arrange a viewing. Council tax band C.

### Front Door

### Entrance Hallway

Radiator. Wood effect flooring. Access into the kitchen and bedroom two.

### Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Stainless steel sink with mixer tap and drainer unit. Tiling to splash back areas. Integrated hob. Space for freestanding washing machine and fridge freezer. Wood effect flooring.

### Living/Dining Room

Double glazed window. Radiator. Wooden parquet flooring. Access into the hallway.

### Hallway

Storage cupboard. Access into the living room, bedroom and bathroom.

### Bedroom One

Double glazed window. Radiator. Built in wardrobes.

### Bedroom Two

Two double glazed windows. Radiator.

### Family Bathroom

Fitted with a three piece suite to include a shower cubicle with electric 'Triton' shower, cabinet enclosed wash hand basin and a low level w/c. Chrome heated towel rail. Partially tiled walls. Tiled flooring.

### Externally

The property further benefits from a patio area to the front and a garage.

### Lease & Service Charge Information

The owners have advised that the property has approximately 133 years remaining on the leasehold. The owners have also advised the property is subject to peppercorn rent. This information should be verified with a solicitor prior to any exchange of contracts.



**Sears & Co**

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## Floor Plan

Approx. 48.6 sq. metres (523.5 sq. feet)



Total area: approx. 48.6 sq. metres (523.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



