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9 Hamels Lane, Westmill, Herts, SG9 9LZ



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Price £800,000

PUBLIC NOTICE

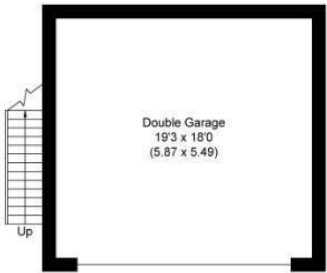
Hunters are now in receipt of an offer for the sum of £850,000 for 9 Hamels Lane, Westmill SG9 9LZ.

Anyone wishing to place an offer on the property should contact 34, High Street, BUNTINGFORD, Hertfordshire, SG9 9AQ telephone number 01763272391 prior to exchange of contracts.

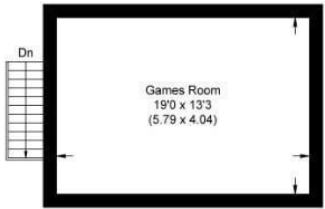
- Detached house
- Large kitchen
- Utility Room
- Double garage with room above
- Huge plot
- Three reception rooms
- Groundfloor cloakroom
- Multitude of bedrooms (please see floorplan)
- Gated entrance in a very rural location
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Buntingford Sales 34 High Street, Buntingford, Hertfordshire SG9 9AQ | 01763 272 391  
buntingford@iwestates.com | www.hunters.com

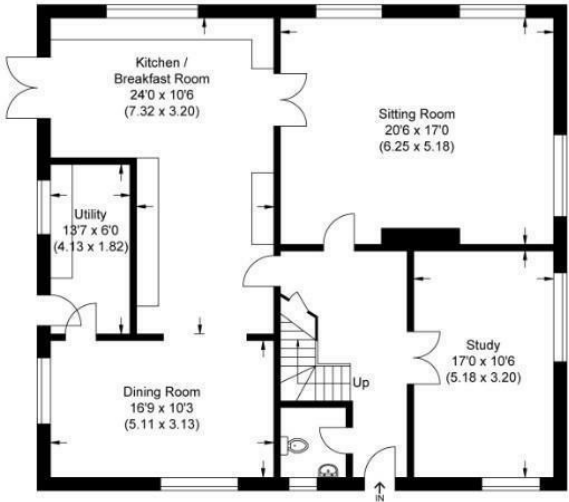
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



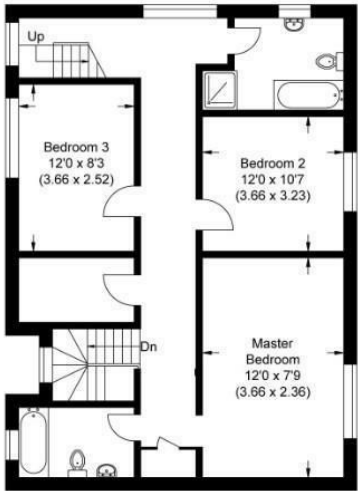
Garage-Ground Floor



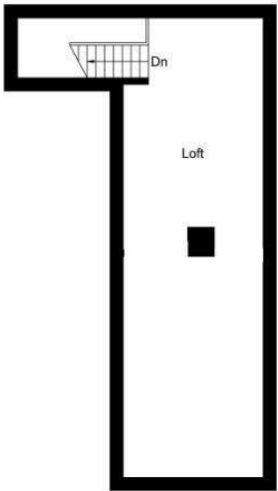
Garage-First Floor



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

**Agents Note**  
**\*\* SOLD AS SEEN\*\***  
**\*\*CHAIN FREEE\*\***

“All services/appliances have not and will not be tested”  
\*\*All sales agreed are subject to a 28-day exchange from issue of contracts, unless otherwise agreed by Corporate Sales. Cash sales are on a 14-day exchange from issue of contracts. Failure to achieve this may result in our client withdrawing from the sale. Where applicable survey should be carried out within 10 working days and searches should be applied for upon receipt of contracts.\*\*

Approximate Gross Internal Area  
235.0 sq m / 2529.51 sq ft  
(Excludes Garage)  
Garage Area 55.62 sq m / 598.68 sq ft

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		76			
		30			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		















