



**Westview Rise, Hemel Hempstead, HP2 5DQ**  
**Asking price £410,000**

**Sears & Co**  
estate & letting agents

A spacious four bedroom end of terrace townhouse, situated in this popular cul de sac position on Westview Rise, HP2, with accommodation arranged over three floors and spanning in excess of 1200 sqft.

The ground floor layout includes a bedroom/study and a w/c. The first floor features a 17 ft living room with a separate kitchen/dining room. The second floor comprises three bedrooms and a refitted family bathroom with a four piece suite.

Externally the property further benefits from driveway parking with EV charging point, garage and a well stocked 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 also benefits from a solar panel system comprising 12 solar panels with 8kWh battery storage capacity helping to improve energy efficiency and reduce running costs. (This system also provides solar heating for hot water).

Buyers 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	82
England & Wales		EU Directive 2002/91/EC	

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

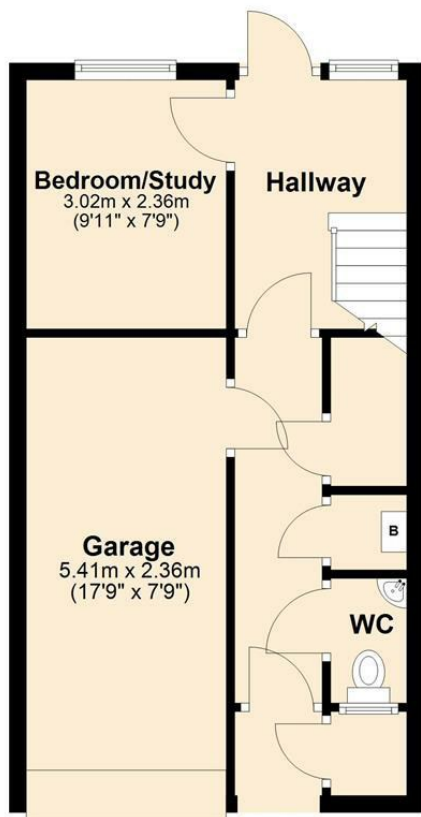


**Sears & Co**

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## Ground Floor

Approx. 38.3 sq. metres (412.6 sq. feet)



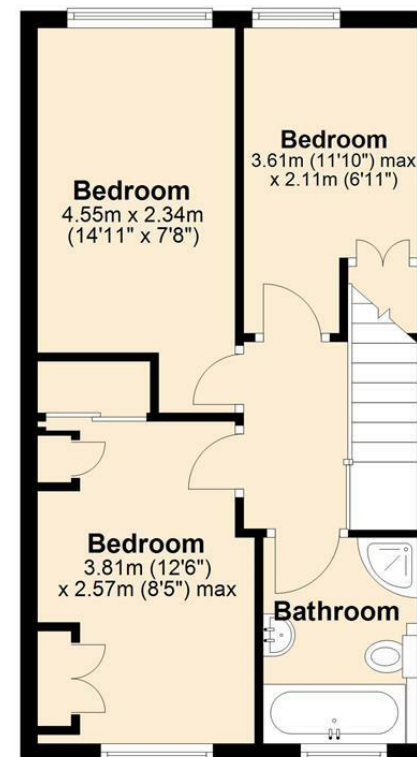
## First Floor

Approx. 38.2 sq. metres (410.9 sq. feet)



## Second Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



Total area: approx. 115.0 sq. metres (1237.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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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# Sears & Co

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF  
call: 01442 254 100

