**Sunnyhill Road, Hemel Hempstead, HP1 1SZ**
**Asking price £400,000**

Sears & Co
estate & letting agents

**NO UPPER SALES CHAIN**

A well presented three bedroom end of terrace family home, situated in this popular position on Sunnyhill Road in the sought after village of Boxmoor, located approximately 1.1 miles from Hemel Hempstead mainline train station.

The accommodation includes a spacious 24ft open plan living/dining room, refitted kitchen, ground floor bathroom and three well proportioned first floor bedrooms.

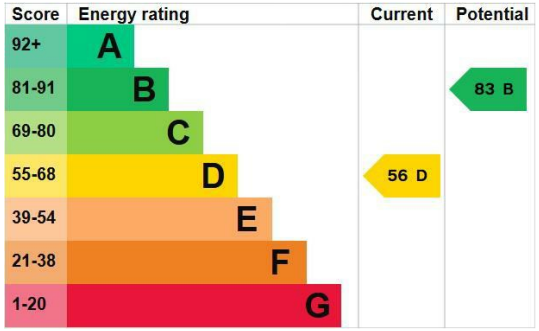
Externally the property further benefits from an area of front garden, a low maintenance private rear garden and an area of hardstanding providing off street parking (located at the gardens end).

Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

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.

Referral Fees: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

Disclaimer - In accordance with the estate agents act any potential purchaser is notified that a member of staff at Sears & Co has a connected interest in the sale of this property.



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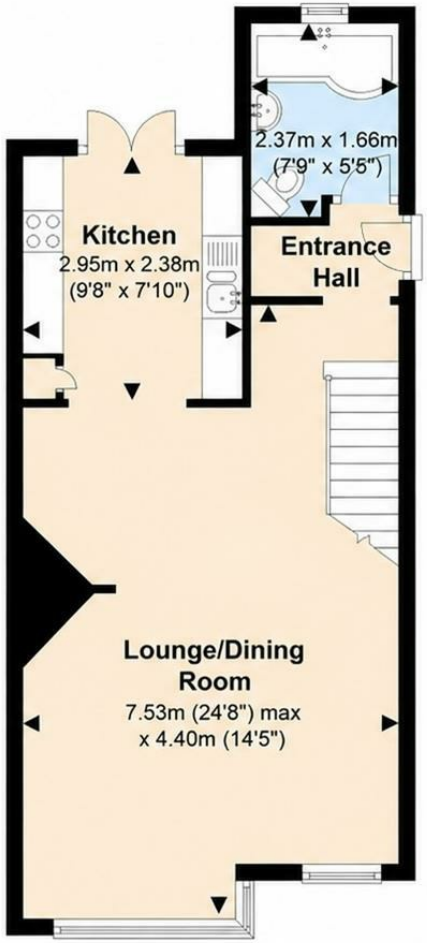
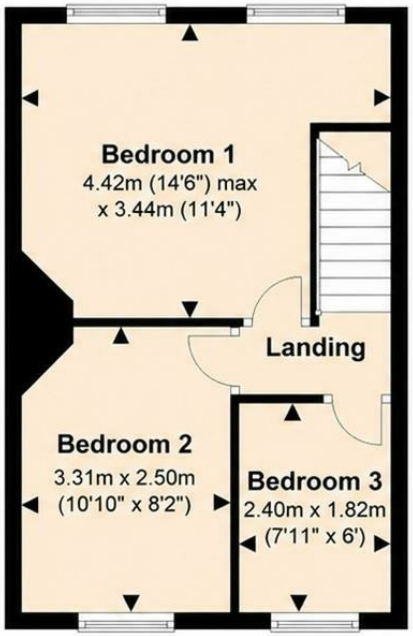
## Ground Floor

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)

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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