



## Hunting Gate, Hemel Hempstead, HP2 6NY

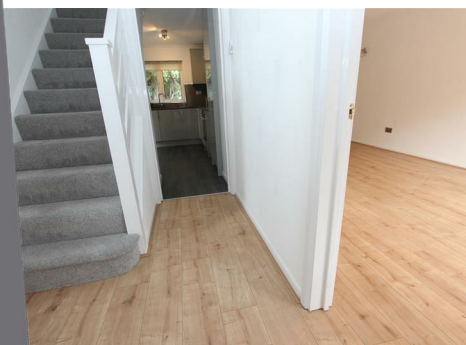
**£1,750**

A well presented, three bedroom, semi detached, family home situated on Hunting Gate. Accommodation includes an entrance hallway, LIVING/DINING ROOM, conservatory, downstairs w/c, STUNNING MODERN KITCHEN with integrated appliances, three bedrooms and a family bathroom. Externally the property further benefits from DRIVEWAY PARKING, garage and a delightful rear garden. Available August 2024. Unfurnished. Fully Managed by Sears & Co.



**Sears & Co**

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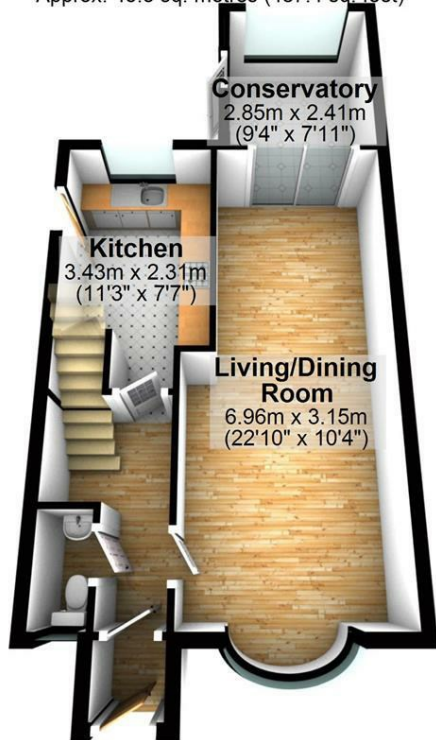
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## Ground Floor

Approx. 45.3 sq. metres (487.4 sq. feet)



## First Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



Total area: approx. 82.3 sq. metres (885.3 sq. feet)

All measurements and information on this plan are approximate and the plan itself is provided for illustrative purposes only.  
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.

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

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