



**Garland Close, Old Town, Hemel Hempstead, HP2 5HU**  
**Asking price £425,000**

**Sears & Co**  
estate & letting agents

A well proportioned and superbly presented three/quarter bedroom town house, situated in this popular position on Garland Close, Old Town, HP2, with accommodation arranged over three floors and spanning in excess of 1000 sqft.

The layout comprises an entrance hallway, downstairs w/c, dining room/bedroom four, well appointed kitchen/breakfast room, first floor living room, family bathroom, bedroom and two further bedrooms located on the second floor.

Externally the property further benefits from an area of frontage providing driveway parking and a low maintenance private rear garden.

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.

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



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			
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	

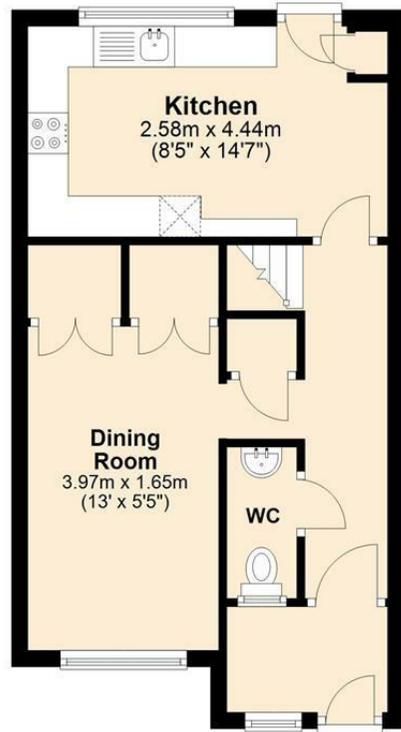


**Sears & Co**

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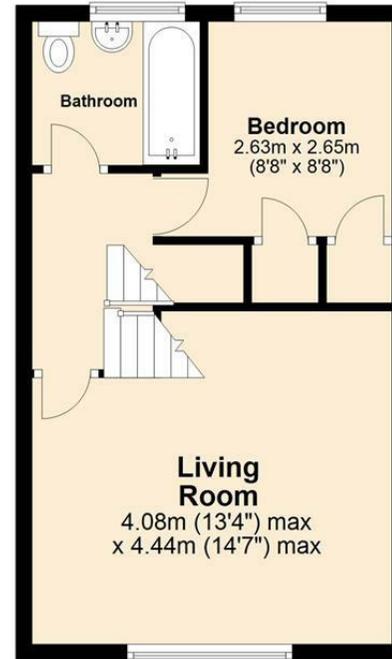
## Ground Floor

Approx. 29.8 sq. metres (320.6 sq. feet)



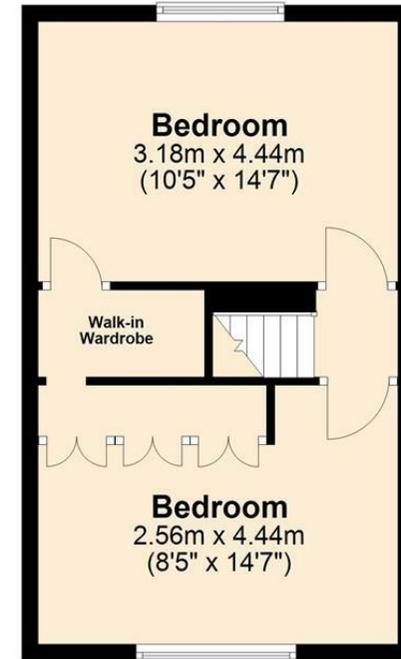
## First Floor

Approx. 33.8 sq. metres (363.6 sq. feet)



## Second Floor

Approx. 34.3 sq. metres (369.7 sq. feet)



Total area: approx. 97.9 sq. metres (1053.9 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.

[www.searsandco.co.uk](http://www.searsandco.co.uk)

**Sears & Co**

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