



Sandalls Spring, Gadebridge, HP1 3QD

Per month £1,750 Per month

AVAILABLE NOW!! A superbly presented THREE BEDROOM property situated on the exclusive modern development in HP1. Accommodation includes an entrance porch, living room, SPACIOUS kitchen/dining room, downstairs w/c, two first floor bedrooms, first floor family bathroom and MASTER BEDROOM with en suite SHOWER ROOM located on the second floor. Externally the property boasts an allocated parking space and a delightful rear garden. Contact SOLE appointed letting agents Sears & Co to arrange your viewing.



Sears & Co

www.searsandco.co.uk call: 01442 254 100



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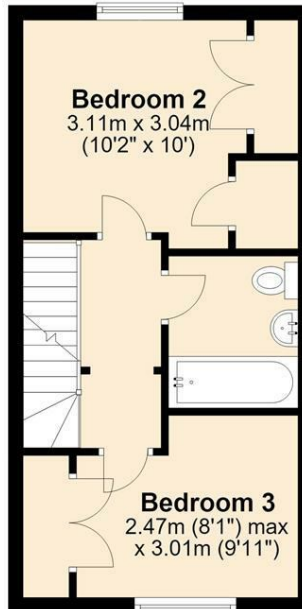
Ground Floor

Approx. 31.0 sq. metres (334.1 sq. feet)



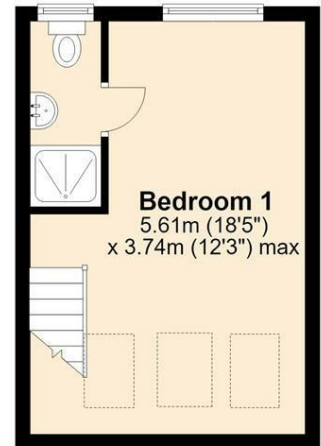
First Floor

Approx. 29.3 sq. metres (315.4 sq. feet)



Second Floor

Approx. 21.0 sq. metres (225.6 sq. feet)



Total area: approx. 81.3 sq. metres (875.1 sq. feet)

This floor plan is not to scale. Any measurements shown are approximate and therefore should be used for illustrative purposes only. Any information on this plan should be checked by a solicitor and or surveyor before making any agreement to exchange contracts on the purchase of this property. Maximum lengths and widths are represented on the plan.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

www.searsandco.co.uk

Sears & Co

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