



**5 Sun Square, Hemel Hempstead, Herts HP1 3AW**  
**£900 PCM**

squire | estates



A charming character cottage approached via ornate metal gates directly from the High Street into a pretty paved courtyard, the property is arranged over two floors. To the ground floor is an entrance hall leading to a spacious double aspect lounge/dining room with wood block flooring and views over the pretty shared courtyard to the front. There is a large separate kitchen, which is fitted with ample wall and base units with integrated appliances.

Stairs from the hall lead up to the landing where there is an exceptionally large bedroom, which is double aspect and also a luxury bathroom with a corner bath, separate shower cubicle sink and WC.

The cottage overlooks a very pretty paved courtyard planted with attractive shrubs and plants and is surrounded by other similar properties.

Available From 18/12/21

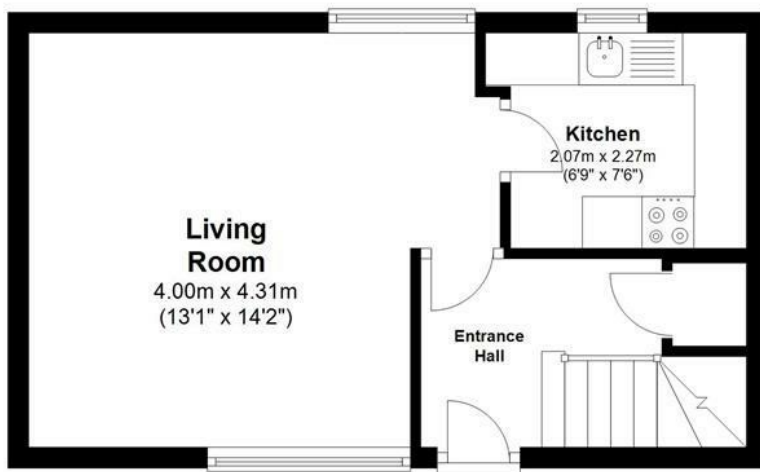






## Ground Floor



Approx. 27.8 sq. metres (299.2 sq. feet)



## First Floor

Approx. 28.2 sq. metres (303.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>42</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
<b>England &amp; Wales</b>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>	<b>1</b>	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC 		
<b>England &amp; Wales</b>		

Total area: approx. 56.0 sq. metres (602.4 sq. feet)