



The Melings, Hemel Hempstead, HP2 7SF
Asking price £600,000

An attractive and well presented four bedroom, two bathroom detached family home, ideally situated in this popular position on The Melings within the sought after Hunters Oak development, with accommodation spanning in the region of 1500 sqft (including the store room).

The ground floor layout comprises an entrance hallway, living area, 22ft dining area, open plan kitchen/breakfast room, useful utility room and a downstairs w/c. The first floor includes a principal bedroom with a walk in wardrobe and en suite shower room, three further bedrooms and a family bathroom fitted with a four piece suite.

Externally, the property further benefits from driveway parking complete with an EV charging point, an area of front garden, a useful storage room (formerly the garage) and a low maintenance private rear garden featuring a covered BBQ area with power and lighting.

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

Buyer Information: 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

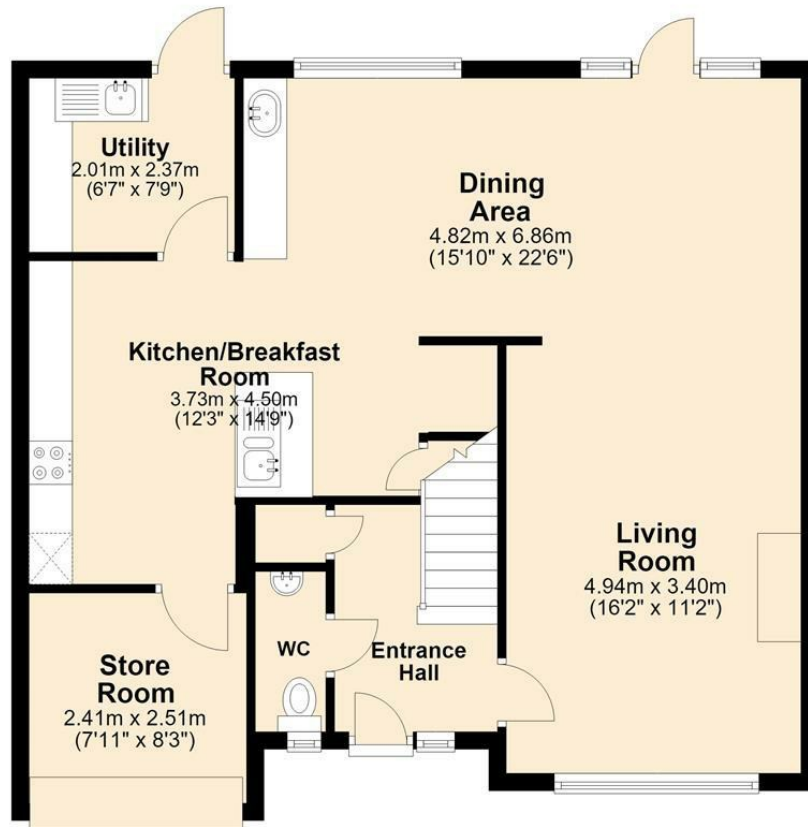


Sears & Co

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

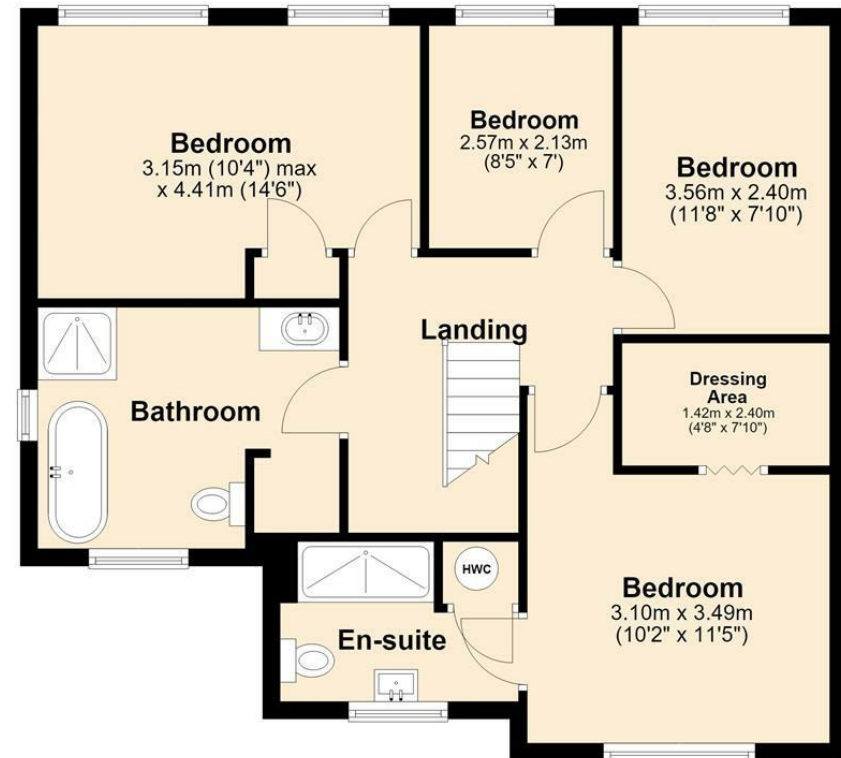
Ground Floor

Approx. 71.4 sq. metres (768.8 sq. feet)



First Floor

Approx. 68.0 sq. metres (731.8 sq. feet)



Total area: approx. 139.4 sq. metres (1500.6 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.

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