



**Rant Meadow, Hemel Hempstead, HP3 8EQ**  
**Asking price £350,000**

**Sears & Co**  
estate & letting agents

**\*\* NO UPPER SALES CHAIN \*\***

CASH BUYERS ONLY due to structural issues. A three bedroom semi detached home, situated in this popular position on Rant Meadow, HP3, in need of considerable modernisation throughout. Accommodation includes an entrance hallway, dual aspect living/dining room, kitchen, three first floor bedrooms and a bathroom. Externally the property further benefits from driveway parking, an area of front garden, garage and a sizeable rear garden. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

### Front Door

### Entrance Hallway

Wood effect flooring. Storage cupboard. Radiator. Stairs rising to the first floor accommodation. Access to the kitchen and living/dining room.

### Living/Dining Room

Two double glazed windows. Two radiators. Wood effect flooring.

### Kitchen

Double glazed window. Double glazed door to the rear garden. Fitted with eye and base level units with work surfaces over. Stainless steel sink with drainer unit. Space for a freestanding oven, washing machine and low level fridge. Three storage cupboards. Wood effect flooring.

### First Floor Landing

Airing cupboard. Access to the loft. Access to three bedrooms.

### Bedroom

Double glazed window. Radiator.

### Bedroom

Double glazed window. Radiator. Storage cupboard.

### Bedroom

Double glazed window. Radiator. Storage cupboard.

### Bathroom

Two double glazed windows. Fitted with a three piece suite to include a bath with shower attachment, pedestal wash hand basin and a low level w/c. Partially tiled walls. Radiator. Extractor fan.

### To The Front

An area of front garden laid with lawn. An area of hard standing providing driveway parking. Gated side access. Access to the garage. Outside light. Storm porch to the front.

### To The Rear

A private garden arranged with areas of patio and lawn. Brick built storage cupboards. Enclosed predominantly by timber panel fencing and part walled. Gated side access.

### 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.

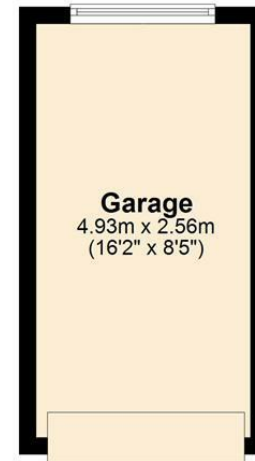
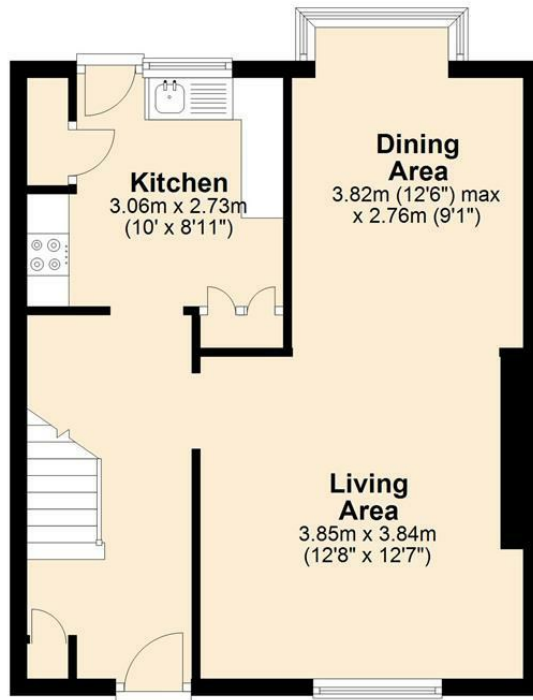


**Sears & Co**

[www.searsandco.co.uk](http://www.searsandco.co.uk) call: 01442 254 100

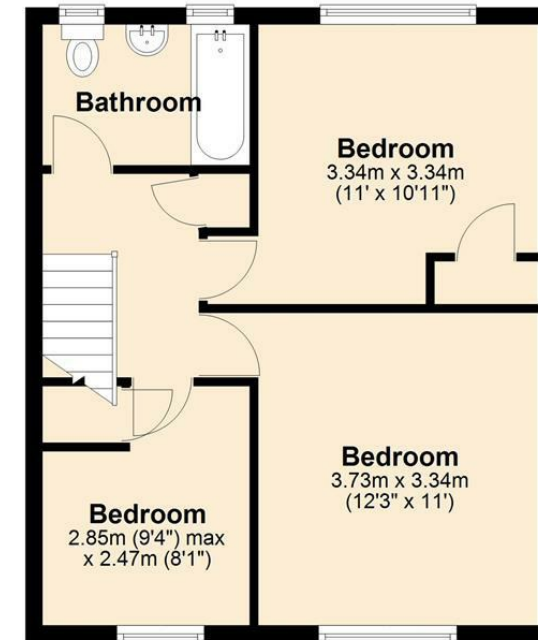
### Ground Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



### First Floor

Approx. 42.4 sq. metres (455.9 sq. feet)



Total area: approx. 85.7 sq. metres (922.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

