



**Chain Free Terraced Mews House**

**Three Double Bedrooms, Two Bathrooms**

**Courtyard Garden**

**Highly Regarded Location**

**Car Port**

**Reasonable £2500 Annual Service Charge.**

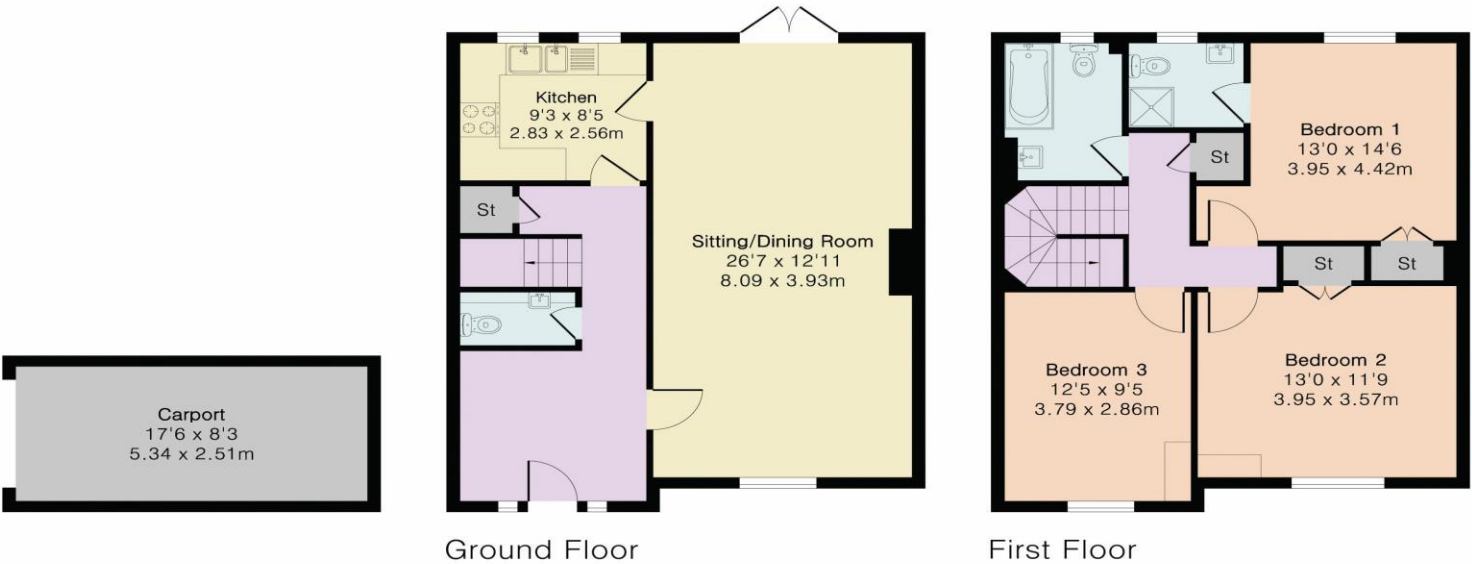


**7 Hanbury Mews Hanbury Drive**  
Ware, SG12 0UB

**£660,000**

Thomas Childs & Co are delighted to offer this sought after THREE BEDROOM mews house located within the highly regarded Hanbury Manor Country Club. The property features a Living/Dining room, Kitchen, Cloakroom and En-suite to the master bedroom. Externally the property has a small courtyard garden, Carport and visitors parking. - There is an annual service charge of £2,500 for communal areas. CHAIN FREE

**Approximate Gross Internal Area 1222 sq ft - 114 sq m**  
Ground Floor Area 611 sq ft – 57 sq m  
First Floor Area 611 sq ft – 57 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## Energy performance certificate (EPC)

7 HANBURY MEWS  
HANBURY DRIVE  
THUNDRIDGE  
SG12 0UB

Energy rating

C

Valid until:

23 March 2031

Certificate number:

2642-3004-0207-4559-8200

Property type

Mid-terrace house

Total floor area

110 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

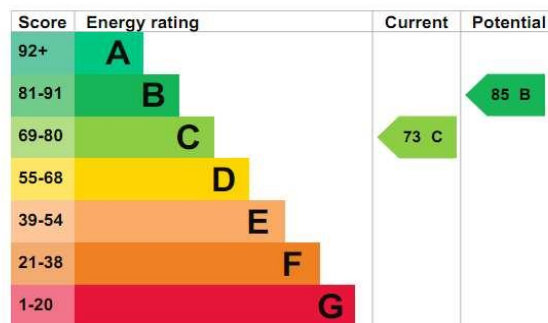
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.