



The Melings, Hemel Hempstead, HP2 7SF
Offers in excess of £600,000

Sears & Co
estate & letting agents

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

An attractive and well presented five bedroom detached family home, ideally situated on The Melings within the popular Hunters Oak development, offering spacious accommodation extending to over 1200 sqft. Conveniently located approx 2.7 miles from the vibrant High Street of Redbourn and 2.6 miles from Hemel Hempstead town centre, the property also benefits from excellent transport links, with Harpenden railway station approx 5.6 miles away and Hemel Hempstead railway station approx 3.6 miles away.

The ground floor layout includes an entrance porch, entrance hallway, 24ft open plan living/dining room, modern kitchen, useful utility room, w/c and a family room/office/bedroom. The first floor comprises a principal bedroom with built in wardrobes & an en suite shower room, three further bedrooms (two of which also benefit from built in wardrobes) and a refitted family bathroom.

The owners have also advised that the property has 'Gigabit Fibre Optic Internet'. This, alongside with the home office, makes the house perfect for someone working from home.

Externally the property further benefits from driveway parking for three/four cars, two modern EV charging points and a low maintenance private rear garden.

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

Front Door

Entrance Porch

Tiled flooring. Access to the entrance hallway.

Entrance Hallway

Radiator. Wood effect flooring. Stairs rising to the first floor accommodation. Access to the w/c, utility room, study, living/dining room and kitchen.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Integrated oven. Integrated hob with extractor fan over. Space for a freestanding washing machine. One and a half bowl stainless steel sink with drainer unit and mixer tap. Recessed down lighting. Double glazed door to the side aspect. Wood flooring. Open plan to the living/dining room.

Living/Dining Room

Double glazed window. Double glazed door to the rear garden. Radiator. Vertical radiator. Wood effect flooring. Electric fireplace.

Utility Room

Fitted with an eye and base level unit with work surface over. Stainless steel sink with drainer unit and mixer tap. Partially tiled walls. Tiled flooring.

Office/Bedroom

Double glazed window. Radiator. Wood effect flooring.

W/C

Double glazed window. Fitted with a wall mounted wash hand basin and a low level w/c. Radiator. Wood effect flooring. Tiling to splash back area. Extractor fan.

First Floor Landing

Double glazed window. Radiator. Recessed down lighting. Storage cupboard. Access to the loft. Access to the family bathroom and four bedrooms.

Principal Bedroom

Double glazed window. Radiator. Built in wardrobes. Wood effect flooring. Recessed down lighting. Access to the en suite shower room.

En Suite Shower Room

Double glazed window. Fitted with a three piece suite to include a shower enclosure, cabinet enclosed wash hand basin and a low level w/c. Partially tiled walls. Tile effect flooring. Radiator. Extractor fan.

Bedroom

Double glazed window. Radiator. Built in wardrobes. Wood effect flooring

Bedroom

Double glazed window. Radiator. Wood effect flooring

Bedroom/Dressing Room

Double glazed window. Radiator. Built in wardrobes. Wood effect flooring.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower over, pedestal wash hand basin and a low level w/c. Heated towel rail. Partially tiled walls. Wood effect flooring. Recessed down lighting. Extractor fan.

To The Rear

A private garden arranged with areas of patio and artificial lawn. Enclosed predominately by timber panel fencing and part walled. Shed. Outside tap. Gated side access.

To The Front

An area of block paving providing driveway parking. EV charging point. Outside lighting. Gated side access. Access to the front door.

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.

Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

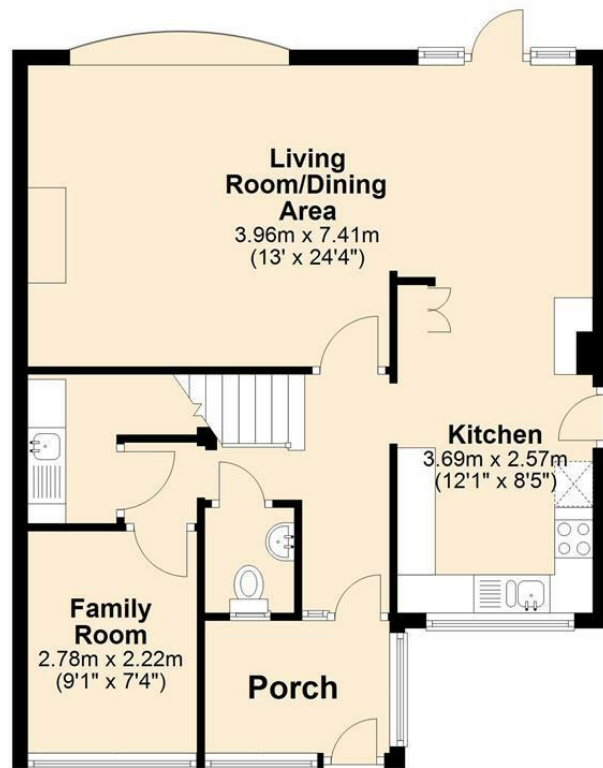


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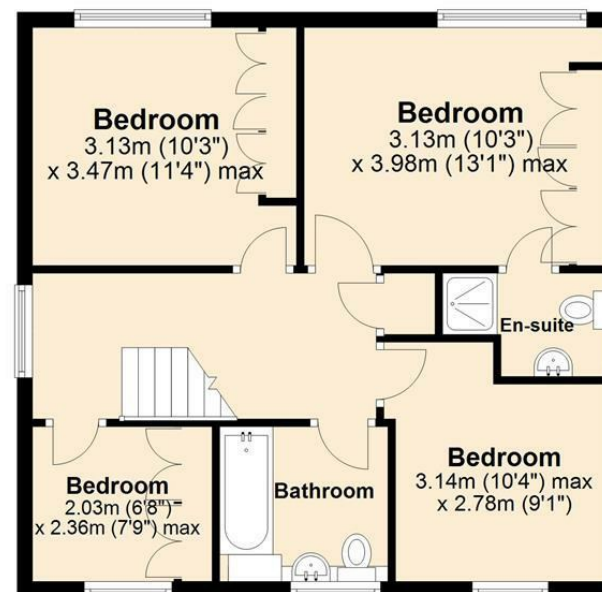
Ground Floor

Approx. 62.1 sq. metres (668.8 sq. feet)



First Floor

Approx. 54.9 sq. metres (590.7 sq. feet)



Total area: approx. 117.0 sq. metres (1259.5 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.

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Sears & Co

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

