

Melsted Road, Hemel Hempstead, HP1 1SX
Asking price £450,000

Sears & Co
estate & letting agents

An extended and superbly presented three bedroom semi detached family home, situated in this popular position on Melsted Road, Boxmoor, HP1, located approximately 0.7 miles from Hemel Hempstead's town centre.

Accommodation includes an entrance hallway, open plan living/dining room, luxuriously refitted kitchen, downstairs family bathroom with a four piece suite and three first floor bedrooms.

Externally the property further benefits from an area block paved frontage providing driveway parking, delightful private rear garden and a useful garden room currently being utilised as a home office.

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

Front Door

Entrance Hallway
Built in foot mat. Storage cupboard. Access to the living area.

Living Area
Double glazed window. Radiator. Wood effect flooring. Recessed down lighting. Log burner. Storage cupboard. Open plan to the dining area.

Dining Area
Radiator. Wood effect flooring. Access to the inner vestibule and kitchen.

Kitchen
Skylight. Two double glazed windows. Double glazed doors leading to the rear garden. Fitted with a range of eye and base level units with quartz work surfaces over also forming upstands and drainer groves. Integrated fridge freezer, dishwasher, oven and washing machine. Gas hob with extractor fan over. Inset sink with mixer tap. Recessed down lighting. Tiling to splash back areas. Tiled flooring.

Inner Vestibule
Double glazed window. Radiator. Stairs rising to the first floor accommodation. Access to the family bathroom.

Family Bathroom
Double glazed window. Fitted with a four piece suite to include a panel enclosed bath with shower attachment, shower enclosure, cabinet enclosed wash hand basin and low level w/c. Heated towel rail. Partially tiled walls. Wood effect flooring. Recessed down lighting.

First Floor Landing
Double glazed window. Access to the loft. Access to three bedrooms.

Bedroom One
Two double glazed windows. Radiator.

Bedroom Two
Double glazed window. Radiator.

Bedroom Three
Double glazed window. Radiator.

To The Front
An area of block paving providing driveway parking. Outside light. EV charging point.

To The Rear
A private garden arranged with areas of patio and lawn. Enclosed predominantly by timber panel fencing. Planted borders. Gated rear access. Shed. Access to the garden room/office.

Garden Room/Office
Double glazed windows. Double glazed doors. Recessed down lighting. Wood effect flooring.

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.







Sears & Co

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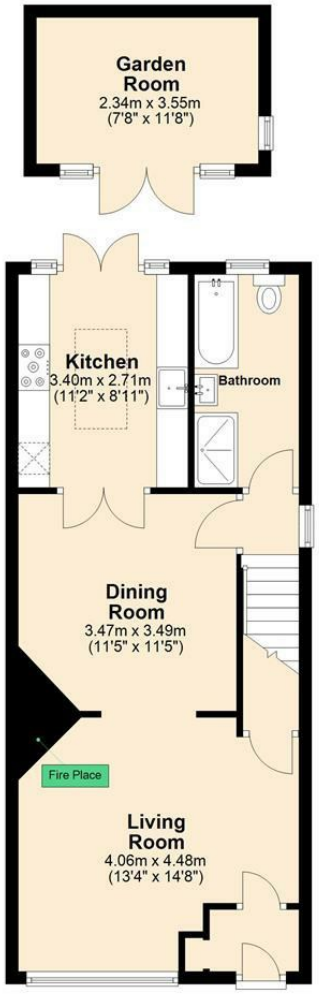
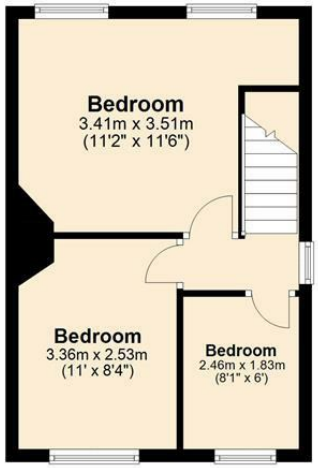
Ground Floor

Approx. 58.7 sq. metres (631.9 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.2 sq. feet)



Total area: approx. 89.3 sq. metres (961.0 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 imprtance, you should carry out or commission your own inspection of the property.
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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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