

Merrow Drive, Hemel Hempstead, HP1 2LZ
Asking price £375,000

Sears & Co
estate & letting agents

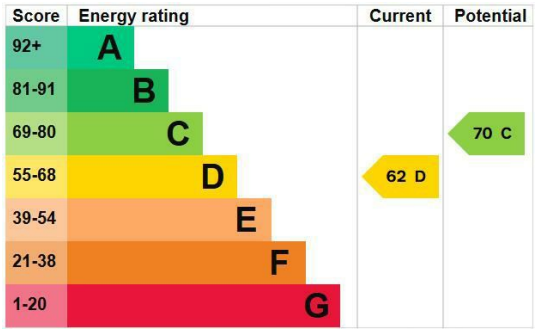
** NO UPPER SALES CHAIN **

A well proportioned three bedroom end of terrace home, situated in this popular position on Merrow Drive, Chaulden, HP1. Accommodation spans in excess of 1000 sqft and is in need of considerable modernisation throughout.

The ground floor layout includes an entrance hallway, living room, dining room, kitchen and a wet room. The first floor comprises three well sized bedrooms and a family bathroom.

Externally the property further benefits from an area of frontage and a private rear garden. Council tax band D. 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.













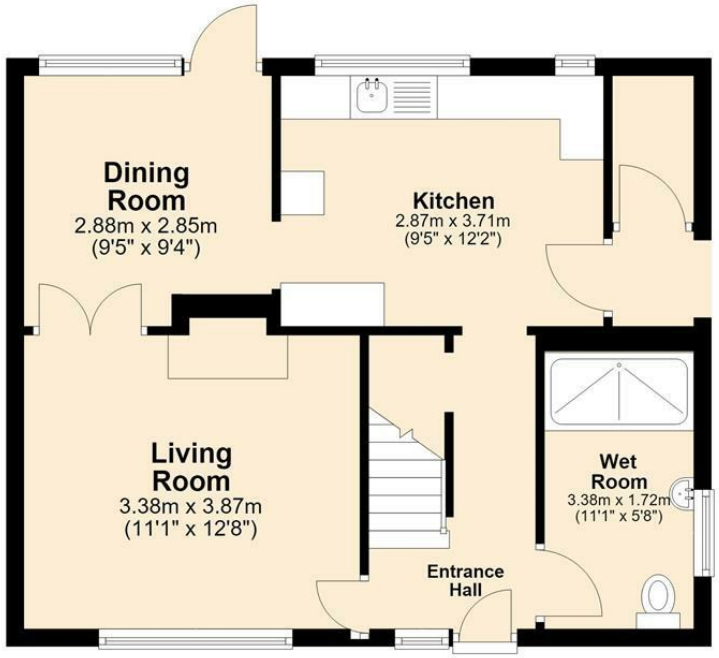


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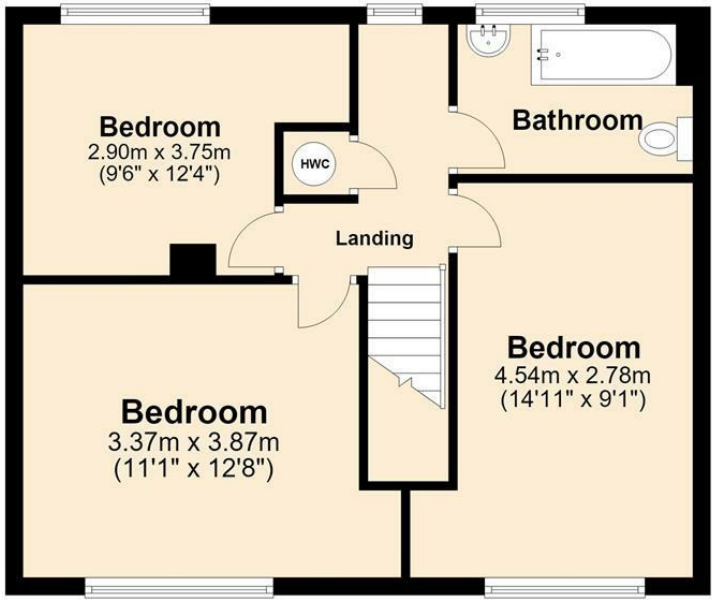
Ground Floor

Approx. 49.0 sq. metres (527.7 sq. feet)



First Floor

Approx. 48.9 sq. metres (525.8 sq. feet)



Total area: approx. 97.9 sq. metres (1053.5 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. 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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Sears & Co

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100







