

## Lindlings, Hemel Hempstead, HP1 2HB
## Asking price £525,000

Sears & Co
estate & letting agents

** NO UPPER SALES CHAIN **

An extended and well presented three bedroom semi detached family home, enjoying a popular position on The Lindlings in Chaulden, HP1. The property offers in excess of 1100 sqft of spacious and versatile accommodation including the garage and outbuilding, ideally suited to modern family living. The location is particularly convenient for families, with a selection of well regarded schools nearby, alongside easy access to Hemel Hempstead mainline railway station and local amenities.

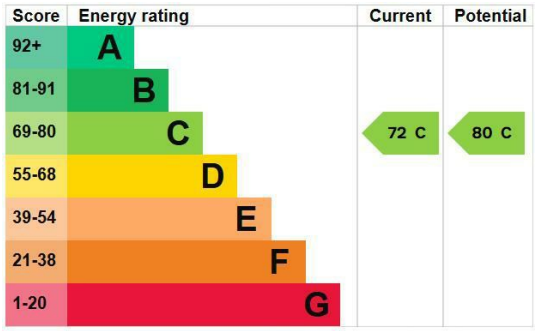
The ground floor accommodation comprises an impressive 21ft living room, modern refitted kitchen, separate dining/family room and a shower room. The first floor offers three generously sized bedrooms and a family bathroom.

Externally, the property further benefits from substantial driveway parking, a garage, two useful storage sheds and a beautifully maintained private rear garden, ideal for outdoor entertaining and family enjoyment.

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

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.

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.













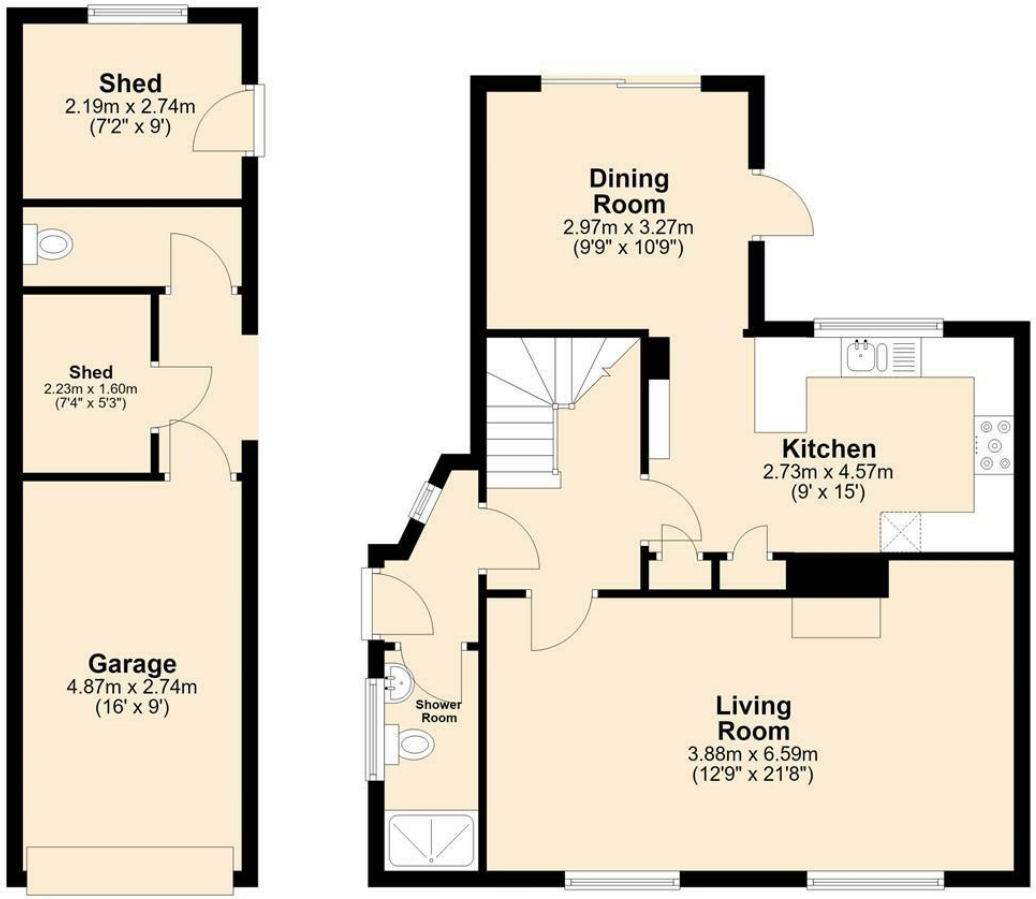



Sears & Co

www.searsandco.co.uk call: 01442 254 100

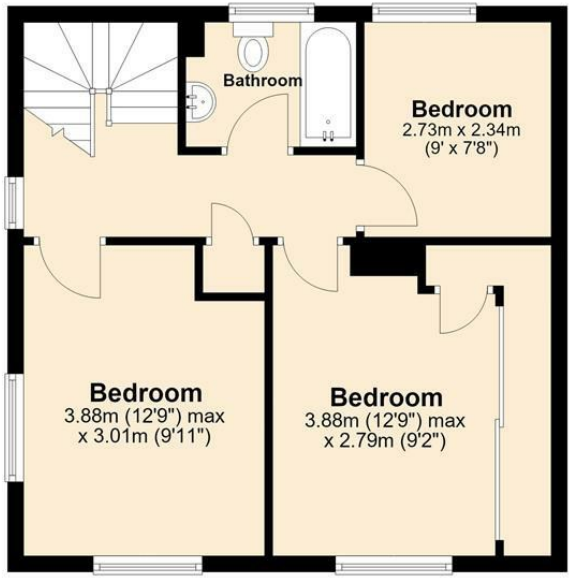
## Ground Floor

Approx. 60.0 sq. metres (645.7 sq. feet)
(excluding Garage, Shed, unnamed room, WC, Shed)




## First Floor

Approx. 44.0 sq. metres (473.7 sq. feet)




Total area: approx. 104.0 sq. metres (1119.4 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 dilligence 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. 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

Sears & Co

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




MINECRAFT



