

**3 Wood End Close
Hemel Hempstead
HP2 4QA**

David
Doyle
Sales and Lettings

Guide Price £300,000 Freehold



Exceptional one bedroom freehold property with a garden and allocated parking conveniently located for Maylands Avenue and with great access to amenities and Motorway links. The accommodation comprises an entrance hall leading to a recently refitted kitchen with a range of wall and base units, coordinating work surfaces, an integrated oven and hob and space and plumbing for white goods. Also accessed from the hallway is the spacious living/dining room with quality laminate flooring, stairs to the first floor and patio doors opening to a triple aspect conservatory with views of the rear garden. To the first floor is a landing offering access to the loft and doors to the master bedroom of particularly impressive size and the four piece family bathroom, recently refitted in a contemporary style with a white suite and part tiled walls. Externally, the property benefits from a private rear garden arranged with a lawn, decked seating area, fenced boundaries and gated rear access. To the front of the property is a further lawned area and to the side of the property, an allocated parking space. Offered in very good order throughout, an internal viewing is much advised to appreciate this lovely home.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Freehold Property

Allocated Parking

Private Rear Garden

Tastefully Decorated Throughout Large Master bedroom

Large Master Bedroom

Refitted Contemporary Four Piece Bathroom

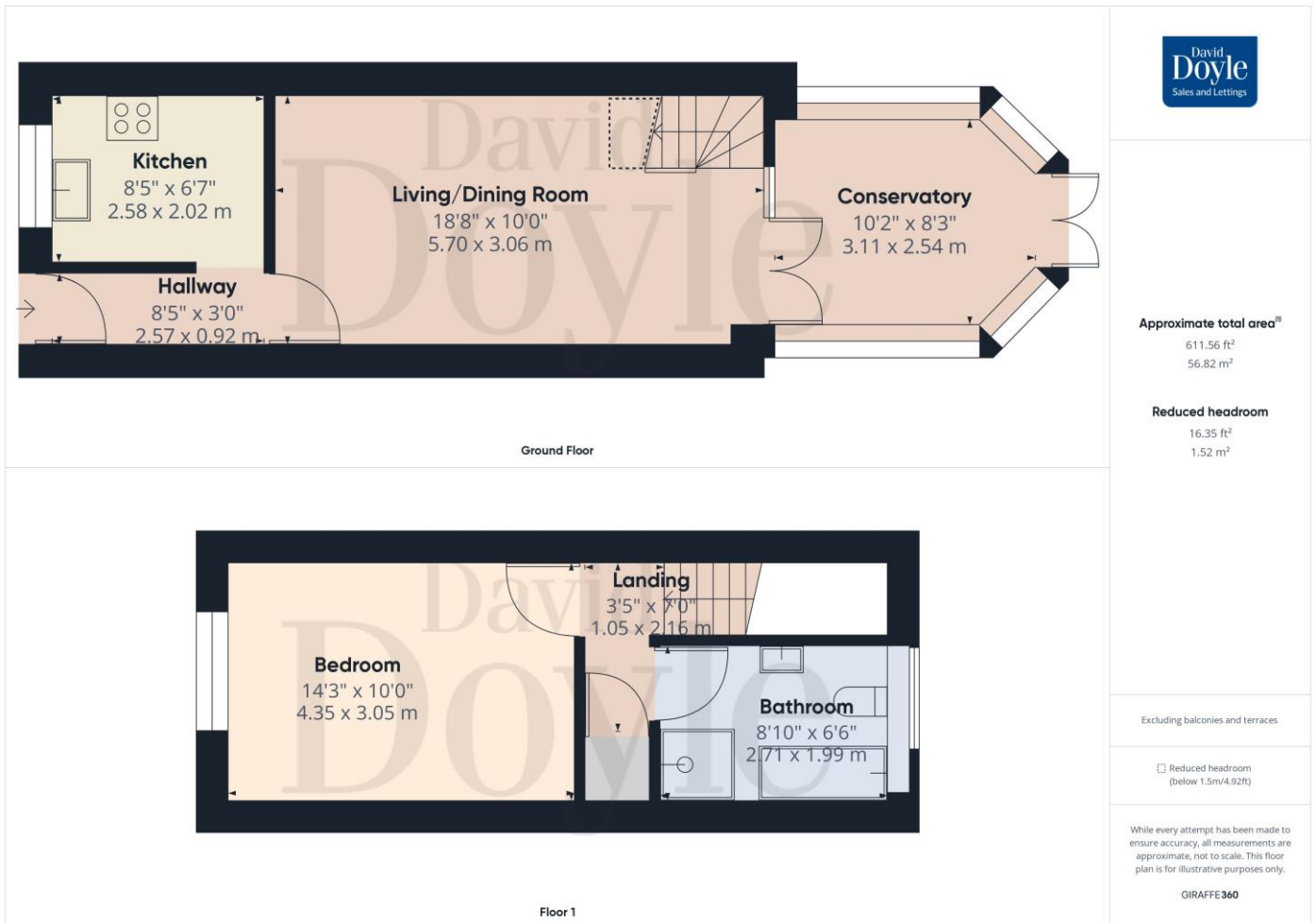
Conservatory

Close To Amenities & Travel Links

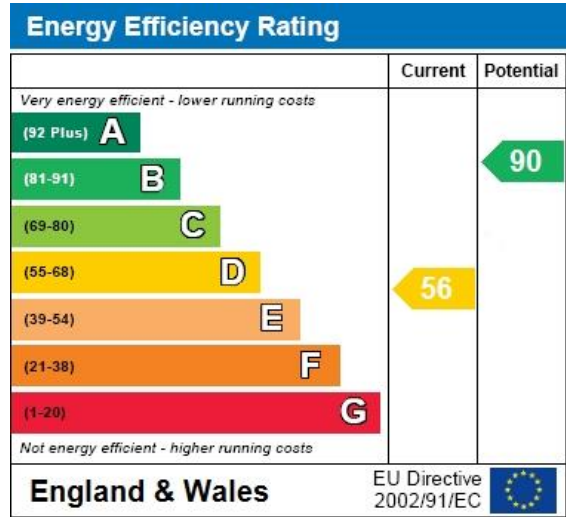
Viewing Advised

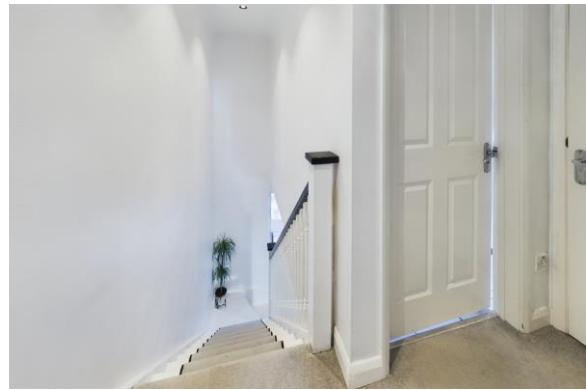
Council Tax Band C

Tenure -Freehold



Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

3 Wood End Close, Hemel Hempstead, Hertfordshire, HP2 4QA

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1988
Council Tax Band	D
This year council tax charge	2004
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	No
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Electric
How is your broadband supplied	Fibre
What parking facilities does your property have	Allocated Parking
Please state any costs per annum for parking	0
Are you aware of any asbestos containing material in the property?	No
Are smoke alarms installed at the property?	Yes
Is the property an apartment?	No
Is the property in a conservation area?	No
Is the property listed?	No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? Yes

If yes please give details about what has occurred. I think there used to be mining in the area

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.