

20 Abel Close
Hemel Hempstead
HP2 4BL

David
Doyle
Sales and Lettings

Guide Price £550,000 Freehold



An excellent three/four double bedroom family home with extensive driveway parking facilities situated in this popular Adeyfield side road close to excellent amenities, highly regarded schooling and travel links. The property has been refurbished and reconfigured by the current owners and has scope to create a self contained annexe should the new purchaser require. The accommodation currently comprises a spacious entrance hall with stairs to the first floor and doors to a guest cloakroom, a refitted kitchen with a large range of wall and base units, coordinating work surfaces, integrated appliances and space for white goods, a distinct dining space and multi paned doors leading to the generous living room with an attractive electric coals burning fire and mantle wrapping around to a very useful playroom area. Also accessed from the kitchen is the breakfast room leading to an inner lobby area and a study/bedroom four. To the first floor is a spacious landing with an airing cupboard, loft access and doors to three double bedrooms and a refitted fully tiled family bathroom. Externally, the rear garden is a particular feature of the property being generous in size and arranged with a patio seating area leading to a large lawn with mature shrubs and plants and fenced boundaries. To the front of the property is a recently added brick blocked driveway providing excellent off street parking facilities. With over 1460 square feet of internal accommodation and being offered in excellent condition throughout, we highly recommend an internal viewing to appreciate this lovely family 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.

Three/Four Bedroom Family Home

Extensive Driveway Facilities

Large Rear Garden

Scope To Create Annexe

Kitchen Refitted in 2018

New Flooring And Internal Doors Throughout

Combi Boiler Fitted Approx 2016

Good Order Throughout

Popular Adeyfield Side Road

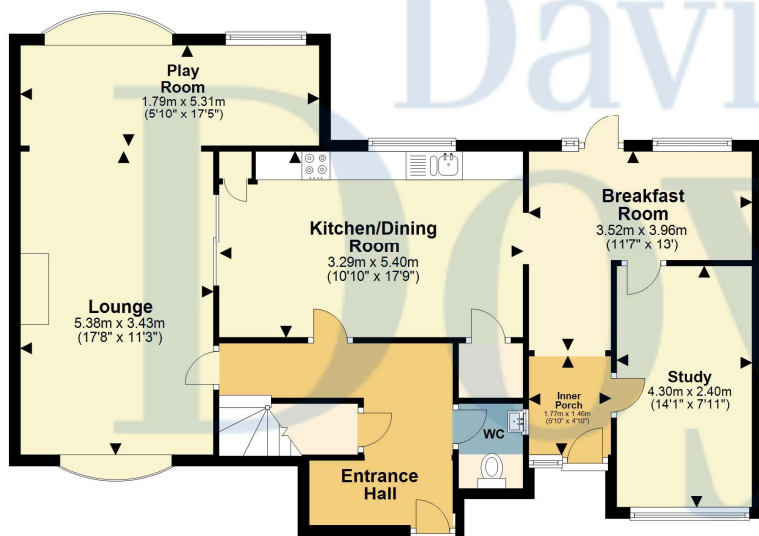
Viewing Advised

Council Tax Band E

Tenure -Freehold

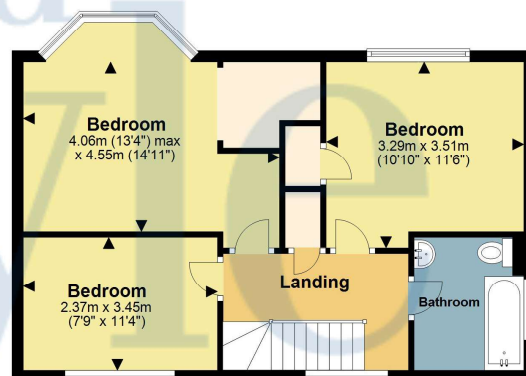
Ground Floor

Approx. 86.8 sq. metres (934.1 sq. feet)



First Floor

Approx. 49.1 sq. metres (528.5 sq. feet)



Total area: approx. 135.9 sq. metres (1462.6 sq. feet)

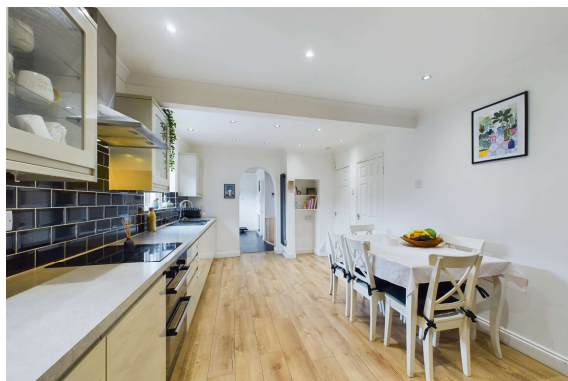
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

Scan here for more details



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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

20 Abel Close, Hemel Hempstead, Hertfordshire, HP2 4BL

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?	1950
Council Tax Band	E
This year council tax charge	2,525.43
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?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Cable
What parking facilities does your property have	Private/driveway
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? No

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