

**2 Quendell Walk, Hemel
Hempstead, Hertfordshire,
HP2 5UU**

David
Doyle
Sales and Lettings

Offers in the region of £350,000 Freehold



Located on this sought after modern development is this 2 double bedroom home with two allocated parking spaces and convenient access to local shops and amenities. The ground floor offers an open plan lounge dining room with patio doors opening on to the rear gardens patio seating area, a fitted kitchen with a recently replaced integrated oven and separate hob, a fridge freezer and automatic washing machine. The ground floor is completed by a welcoming entrance hall, an under stairs storage cupboard and stairs leading to the first floor. The first floor features two good sized bedrooms, one with mirror fronted wardrobes to one wall and the other with a built in storage cupboard and airing cupboard, an immaculate fitted bathroom while the landing offers access to all upstairs room and access to a useful loft space. The rear garden is pleasantly private and well arranged with a generous patio seating area, a garden shed, an area laid to lawn and fenced boundaries with gated rear access. With two allocated parking spaces, one to the front of the property and one to the side near the garages and NO UPPER CHAIN viewing is highly recommended.

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.

2 Double bedroom home in this sought after location

Convenient for local shops and amenities

Two allocated parking spaces

Lounge dining room

Fitted kitchen

Mirror fronted wardrobes in the main bedroom

First floor bathroom

Rear garden

No upper chain

A MUST VIEW

Council Tax Band C

Tenure -Freehold



Ground Floor



Floor 1



Approximate total area[®]

550.17 ft²
51.11 m²

Reduced headroom

10.72 ft²
1 m²

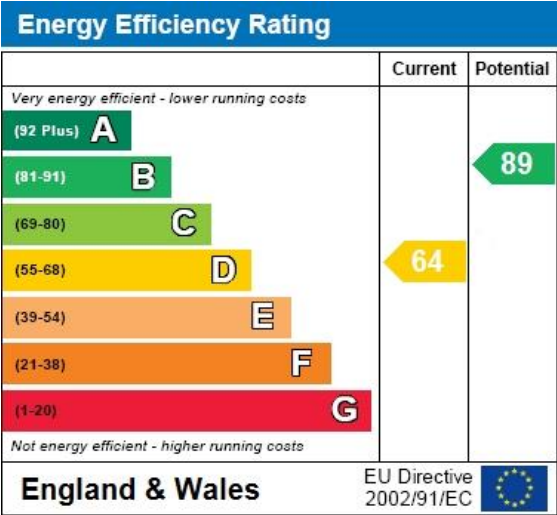
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Scan here for more details





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

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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?	1996 since new
Council Tax Band	C
This year council tax charge	£1,836,68
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	Yes
Please confirm amount, frequency and details of the management company	£290 a year MCS
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	None
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	No
How is your broadband supplied	Cable
What parking facilities does your property have	Allocated Parking
Please state any costs per annum for parking	None
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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