

76 The Lawns
Hemel Hempstead
HP1 2TD

David
Doyle
Sales and Lettings

Offers Over £775,000 Freehold



A four/five bedroom executive detached property with a double garage and generous driveway situated on this exclusive Fields End development close to highly regarded schooling, amenities and travel links. The accommodation is beautifully spacious and comprises a generous hallway with doors to a study which could also be used as a fifth bedroom, a guest WC, an impressive kitchen/dining room with a vast range of wall and base units, granite work surfaces and an island, integrated appliances, a separate utility room and a distinct dining area with patio doors opening to the rear garden. Also accessed from the hallway are stairs to the first floor and the dual aspect living room, tastefully decorated with an attractive feature fireplace and mantle and patio doors opening to the rear garden. To the first floor are four well proportioned bedrooms, the master with an ensuite shower room, the bright landing with loft access and the family bathroom. Externally, the rear garden is pleasantly private and arranged with patio seating areas, a generous lawn, mature plants and shrubs, fenced boundaries and side access to the front of the property offering a large driveway providing off street parking for multiple vehicles leading to the large double garage. Offered in good condition throughout and with benefits including gas central heating and double glazing, an appointment to view comes 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.

Four/Five Bedroom Detached Executive Home

Double Garage & Large Driveway

Potential To Create An Annexe (STNPC)

Fantastic Kitchen/Dining Room With Granite Work Surfaces

Tastefully Decorated Dual Aspect Living Room

Landscaped Rear Garden

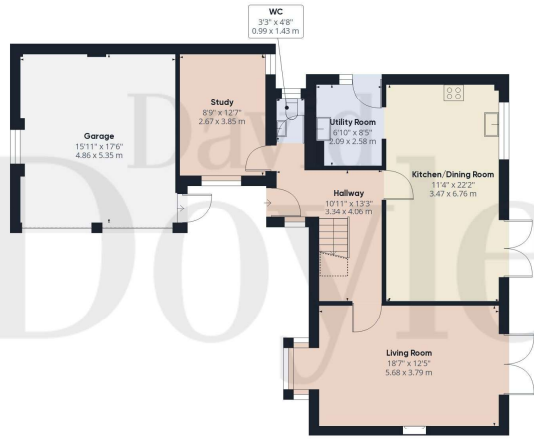
Close To Schools, Amenities & Travel Links

En Suite To Master

Viewing Advised

Council Tax Band E

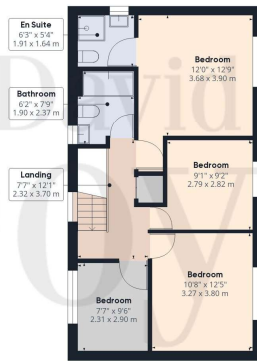
Tenure -Freehold



Ground Floor

Approximate total area^m
1703.26 ft²
158.24 m²

Reduced headroom
14.46 ft²
1.34 m²



Floor 1

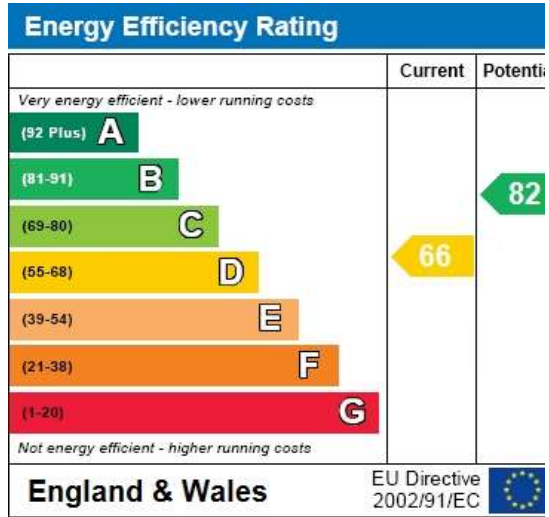
(1) Excluding balconies and terraces

☒ 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.

GIRAFFE360

Scan here for more details





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

76 The Lawns, Hemel Hempstead, Hertfordshire, HP1 2TD

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?	1986
Council Tax Band	F
This year council tax charge	£3128
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	Fibre
What parking facilities does your property have	Private/driveway Garage
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

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.