

5 Little Catherells
Hemel Hempstead
HP1 3QB

David
Doyle
Sales and Lettings

Offers in Excess of £750,000 Freehold



A five bedroom detached executive home with a double garage and generous driveway situated on this sought after exclusive HP1 development close to Berkhamsted, Hemel Hempstead and many amenities. The accommodation comprises a porch opening to a spacious entrance hall with stairs to the first floor and doors to a guest WC, a dedicated home office, the beautifully generous living room with quality wide plank flooring, the fitted kitchen arranged with base and eye level cupboards, integrated appliances, a utility area and leading to the family/dining room which extends the width of the property, has sliding patio doors opening to the rear garden and also leads to the living room creating a wonderful flow and an excellent entertaining space. To the first floor are four generous bedrooms, one with an en suite, a generous landing with stairs to the second floor and the family bathroom. The second floor is dedicated to the principal bedroom suite with the added advantage of a walk in wardrobe and three sets of French doors opening to `Juliette` balconies with `Velux` windows to the front allowing natural light to flood in. The ensuite bathroom to this room is fitted with a white four piece suite and has the luxury of a flush wall mounted TV. Externally, to the front of the property is a block paved driveway providing ample parking facilities and leading to the detached double garage with up and over doors and storage space into the roof eaves. Double gates open to the rear garden which has been designed with al-fresco entertaining and low maintenance very much in mind. Fully enclosed by fencing, the garden is mainly laid to artificial lawn with a block paved patio directly to the rear of the property extending to one corner where there is a brick built outside kitchen with an outstanding BBQ area,

solid granite work tops and stainless steel sink. Offered in excellent order throughout, an internal viewing 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.

Five Bedroom Detached Family Home

Double Garage & Parking

Tastefully Presented Throughout

Generous Garden Abutting Parkland

Underfloor Heating

Air Conditioning Units To All Floors

Brick Built Garden Barbeque

Close To Berkhamsted & Hemel Hempstead

Schools & Amenities Close At Hand

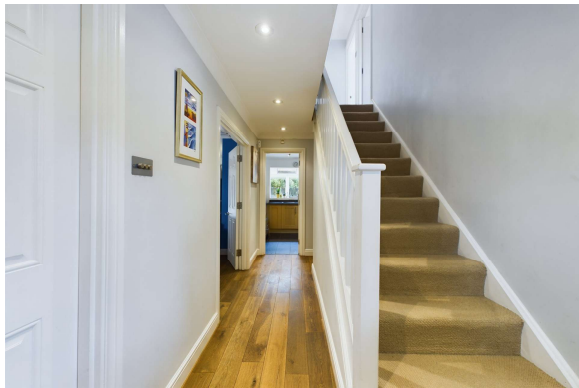
Viewing Advised

Council Tax Band G

Tenure -Freehold

Scan here for more details





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

5 Little Catherells, Hemel Hempstead, Hertfordshire, HP1 3QB

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?	2004
Council Tax Band	G
This year council tax charge	3610.06
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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