

**24 St Agnells Lane, Hemel
Hempstead, Hertfordshire,
HP2 7AX**

David
Doyle
Sales and Lettings

Offers Over £425,000 Freehold



This charming 3 Bedroom family home with a Garage and Parking is located in a convenient area close to local shops, schools, amenities, and motorway networks. The dual aspect Lounge Dining Room boasts a feature fireplace. The fitted Kitchen is accompanied by a handy larder, providing ample storage space. The property also has a convenient downstairs Shower Room and an ensuite Wet Room to one of the bedrooms. The pleasantly private rear garden offers a an outside seating area with a patio, herbaceous borders, an area laid to lawn, a useful Summer House and gated side access. **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.

3 Bedroom semi detached family home with a Garage and Parking

Ideally located for local shops, schools, amenities, and motorway networks

Dual aspect Lounge Dining Room

Well designed fitted Kitchen featuring a convenient Larder for additional storage

Downstairs Shower Room and Ensuite Wet Room in one of the Bedrooms

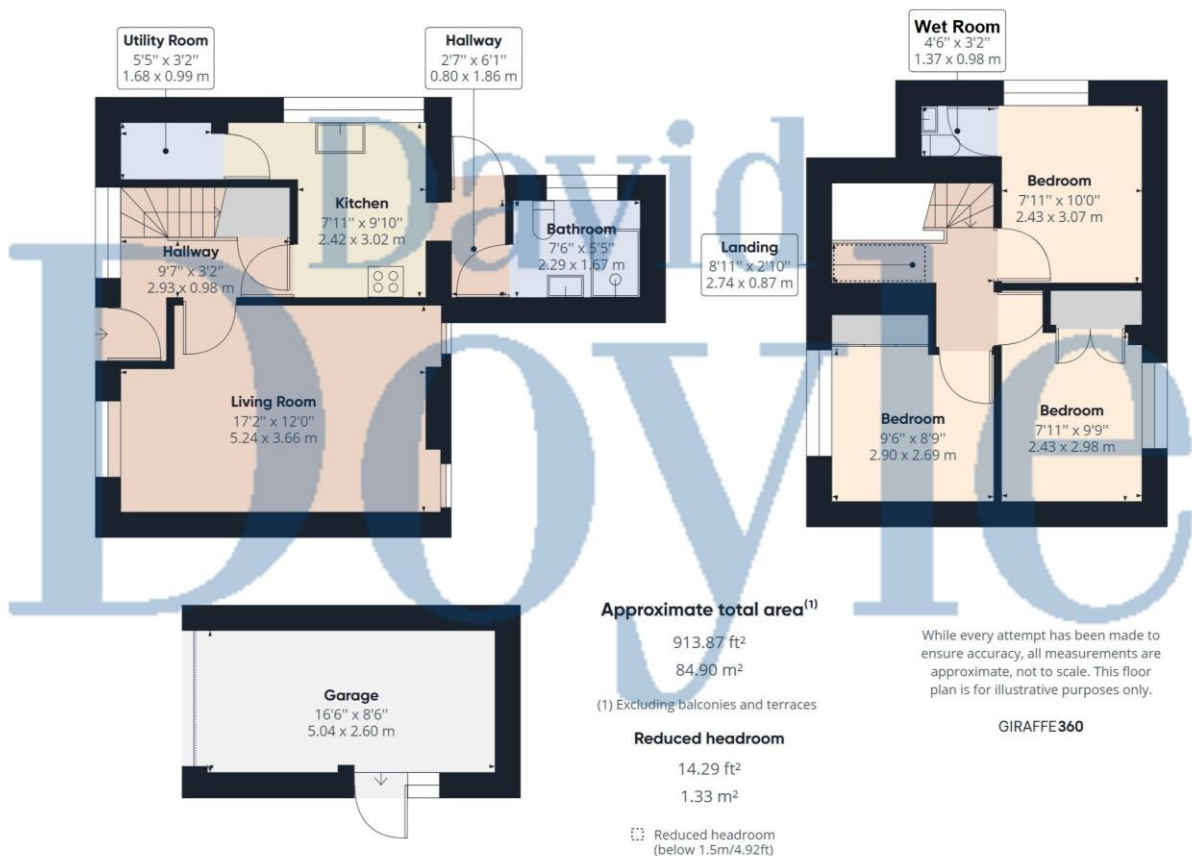
Pleasantly private Rear Garden

Summer House

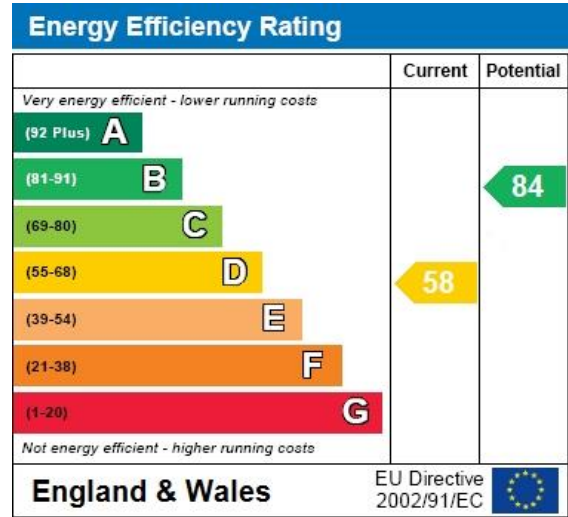
Viewing is a MUST

Council Tax Band D

Tenure -Freehold



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? | 1900 |
| Council Tax Band | D |
| This year council tax charge | £2066 |
| 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 | Garage |
| 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? Yes

If yes please state what rights are in place? Shared access to garage.

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? Yes

If yes please give details of the adaptations? Hand rails.

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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