

**1b The Holt, Hemel
Hempstead, Hertfordshire,
HP2 4LF**

David
Doyle
Sales and Lettings

Price £450,000 Freehold



This well presented 2 double bedroom semi detached family home with parking offers spacious and flexible acomidating with the added benefit of a useful loft space, accessed via a fixed stair case and currently used as bedroom 3 by the current vendors although no building regulations are in place. The ground floor is arranged with an generous living room with a media wall and two pairs of French doors that open on to the rear garden, a refitted kitchen dining room, useful guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The first floor features 2 double bedrooms, the master bedroom benefits from an ensuite shower room, a family bathroom and stairs from the landing lead to the useful loft space. the loft is carpeted and plastered with two velux windows. The rear garden is arranged with low maintenance in mind and landscaped with a generous patio seating area fro outside entertaining, an area laid with artificial lawn, herbaceous borders, fenced boundaries, gated side access and gated rear access to the allocated parking to the rear of the property. Viewing is highly recommended to fully appreciate the quality of this property.

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.

Well presented semi detached family home with parking

Flexible and spacious accommodation

Living room with French doors that open on to the rear garden

Kitchen dining room

Guest cloak room

Ensuite shower room to the master bedroom

First floor family bathroom

Useful loft space with Velux windows

Landscaped rear garden

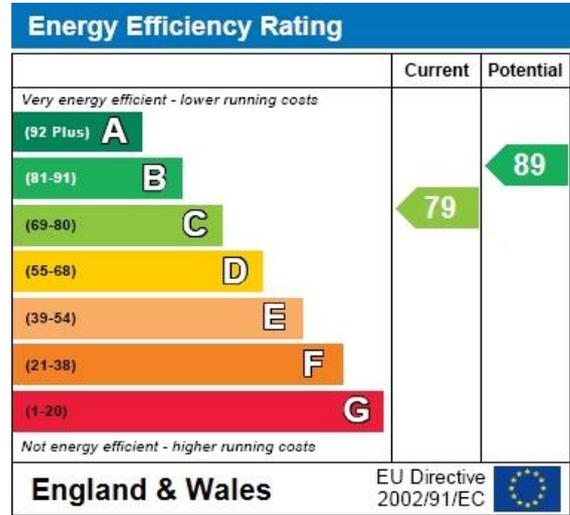
Viewing is a MUST

Council Tax Band C

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?	2010
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Council Tax Band	C
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This year council tax charge	£1923
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Tenure	Freehold
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Is the property shared ownership	No
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Are there any maintenance charges for the road	No
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Construction type	Brick and Tile
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Is your property supplied by mains electricity?	Yes
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Is your property supplied by mains Gas?	Yes
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Is your property supplied by mains drainage?	Yes
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Is your heating gas to radiator heating?	Yes
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How is your broadband supplied	Fibre
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What parking facilities does your property have	Private/driveway
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Please state any costs per annum for parking	0
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Are you aware of any asbestos containing material in the property?	No
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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? Yes

Is your property is 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