

**5 The Pastures**

**Fields End**

**HP1 2TN**

**Price £269,950** Freehold

David  
**Doyle**  
Sales and Lettings



Fields End is a highly desirable modern development that is close to open countryside and close to the upmarket village of Potten End with its excellent schooling and its Village Green and cricket club, Village Hall, 2 public houses and wonderful range of amenities. For the commuter the M1/M25 access points are close at hand and Boxmoor`s mainline railway station offers an excellent service to London Euston (26 mins).

Two Bedrooms

Freehold Cluster Home

Popular Fields End Development

Allocated & Visitor Parking

Private Garden Area To The front Of The Property

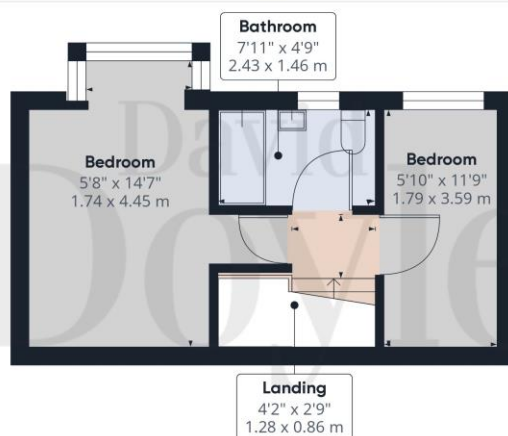
Good Order Throughout

Close To Schools, Amenities & Travel Links

NO UPPER CHAIN



Ground Floor



Floor 1

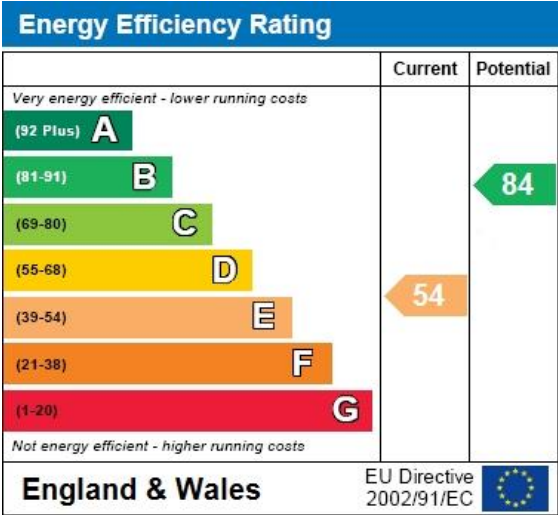
**Approximate total area<sup>(1)</sup>**  
558.76 ft<sup>2</sup>  
51.91 m<sup>2</sup>

(1) Excluding balconies and terraces

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](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING



## 5 The Pastures, Hemel Hempstead, Hertfordshire, HP1 2TN

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? Unsure - circa 1980/1990s

Council Tax Band C

This year council tax charge Unsure

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 unsure probably cable

What parking facilities does your property have Allocated Parking plus visitor

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? Yes

If yes please give details of the adaptations bath handle

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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