

1 Stocks Meadow  
High Street Green  
HP2 7BZ

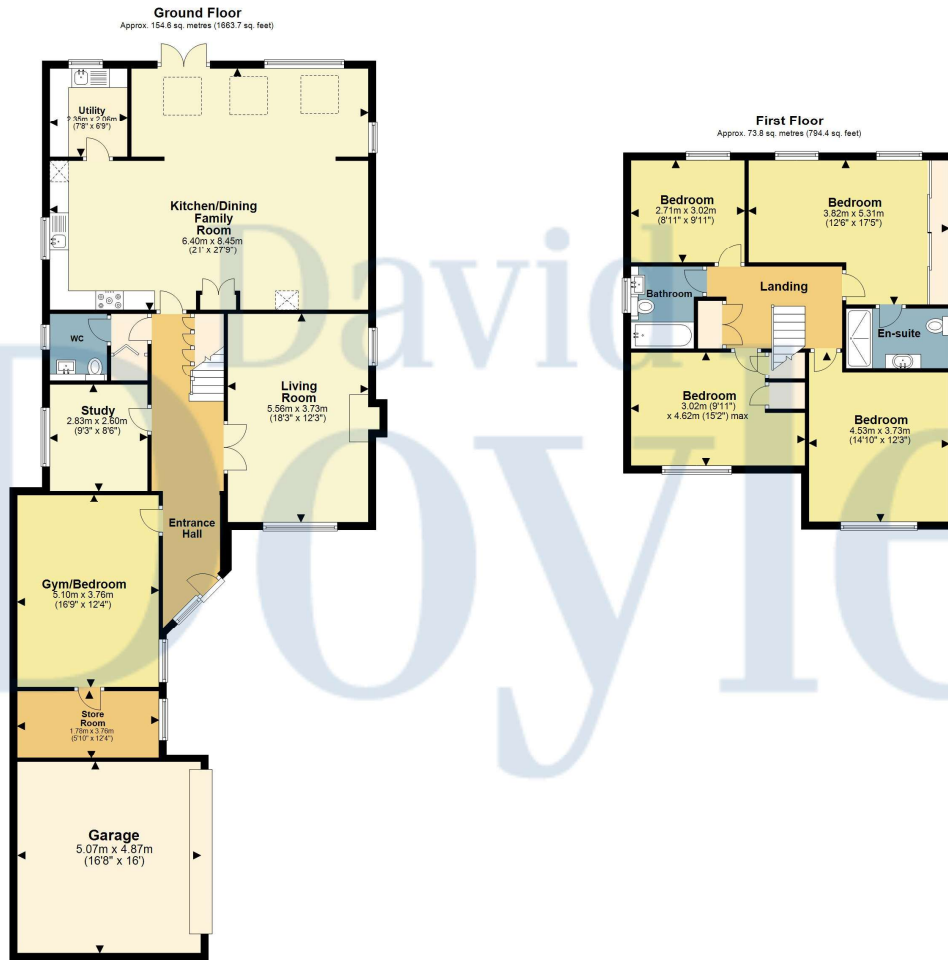
David  
**Doyle**  
Sales and Lettings

Price £950,000 Freehold



An exceptional 4/5 Bedroom Detached Executive family home with a large driveway and double garage presented to an excellent standard. The property boasts well planned accommodation in excess of 2400 sq ft. Situated in this exclusive cul de sac close to excellent amenities, highly regarded schooling and with travel links close at hand. The property has been updated by its current owners to offer tasteful and well proportioned accommodation comprising a generous entrance hall with doors to a reception/bedroom currently used as a gym with a separate storage room, a formal living room with an attractive log burning fire, study, refitted contemporary guest WC and the fabulous extended open plan kitchen/dining/family room arranged with seating and dining areas, a fitted kitchen with granite work surfaces, separate utility, velux windows and patio doors opening to the rear garden. To the first floor are four generous bedrooms, the master with a refitted ensuite shower room, a spacious landing and the family bathroom. Externally, the garden is a particular feature of the property being well arranged with patio seating areas, a generous artificial lawn with fenced boundaries, mature trees and access to both sides of the property. To the front is the large double garage benefiting from light and power and a generous driveway offering excellent off street parking facilities. Benefiting from replacement double glazing and gas central heating, an internal viewing is highly recommended to appreciate this excellent family home.

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..



Total area: approx. 228.4 sq. metres (2458.1 sq. feet)  
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

Scan here for more details







**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

# 1 Stocks Meadow, Hemel Hempstead, Hertfordshire, HP2 7BZ

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?	1995
Council Tax Band	G
This year council tax charge	3610
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Timber frame
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	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 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

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