

93a New Park Drive, Hemel
Hempstead, Hertfordshire,
HP2 4QW

David
Doyle
Sales and Lettings

Guide Price £550,000 Freehold



This BRAND NEW 4 bedroom semi detached family home has been finished to a high standard throughout and offers well arranged accommodation while being conveniently located for local shops, schools and amenities. The ground floor features a generous open plan kitchen dining family room with bi fold doors that open on to rear garden, a good sized living room, a guest cloak room and a welcoming entrance hall with stairs leading to the first floor and a useful utility cupboard with space and plumbing for an automatic washing machine. The kitchen has been fitted to a high standard and features a range on integrated appliances and a useful Island unit. The first floor boasts 4 bedroom and a luxuriously fitted family bathroom. The master bedroom features a built in wardrobe and a beautifully fitted ensuite shower room, bedroom two also benefits from a fitted wardrobe. To the front of the property is a generous brick block that offers excellent off road parking facilities. The rear garden is pleasantly private and landscaped with a porcelain patio seating area for outside entertaining, an area laid to lawn, fenced boundaries and secure gated side access. 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.

Brand new 4 bedroom semi detached family home

Open plan living with bi fold doors

Kitchen fitted to a high standard with integrated appliances and a Island unit

Separate living room

Kitchen dining family room

Guest cloak room

Luxuriously fitted family bathroom

Master bedroom with an ensuite shower room

Driveway. Rear garden

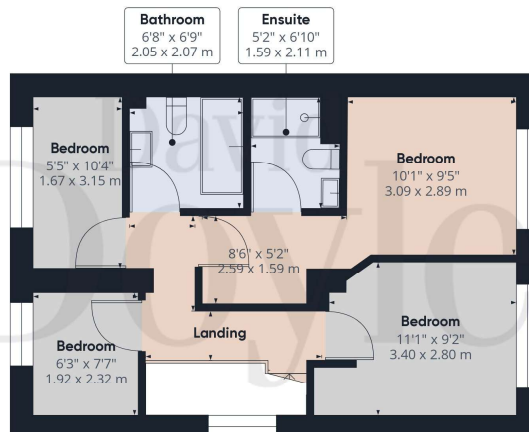
Viewing is a MUST

Council Tax Band E

Tenure -Freehold



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1037 ft²
96.34 m²

Reduced headroom

8.39 ft²
0.78 m²

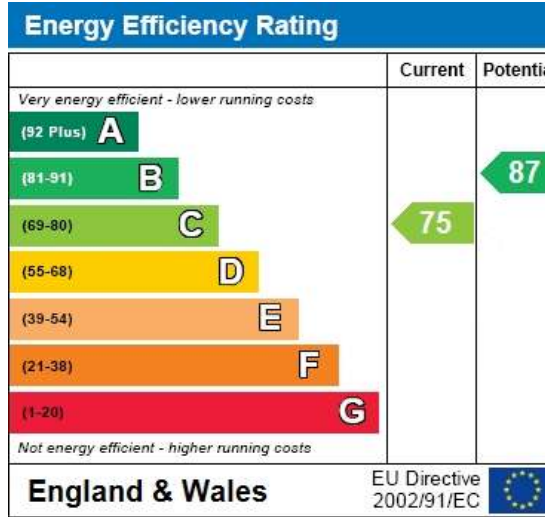
(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Scan here for more details





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

93a New Park Drive, Hemel Hempstead, Hertfordshire, HP2 4QW

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? 2024

Council Tax Band E

This year council tax charge 2623.80

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 Fibre

What parking facilities does your property have Private/driveway

Please state any costs per annum for parking N/a

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

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.