

88 Chambersbury Lane  
Hemel Hempstead  
HP3 8BB

David  
**Doyle**  
Sales and Lettings

Price £350,000 Freehold



Located in a popular Nash Mills side road and overlooking a small green is this extended two bedroom mid terraced family home. With scope to update, the accommodation comprises a living room, fitted kitchen with utility area, a recently added attractive porch, stairs to the first floor, a landing with loft access, two bedrooms, a family bathroom and separate WC. Externally, the rear garden is of good size and arranged with a patio seating area with steps down to an area with mature plants and shrubs, an attractive pond and fenced and walled boundaries. To the front of the property is a further garden area with walled boundaries. Further benefits to the property include gas central heating, double glazing and being within walking distance of a wide range of local amenities and good local schools. Early viewings strongly recommended.

Two Bedroom Family Home

Overlooking An Attractive Green

Generous Gardens

Scope To Update

Close To Schools & Amenities

Bathroom & Separate WC

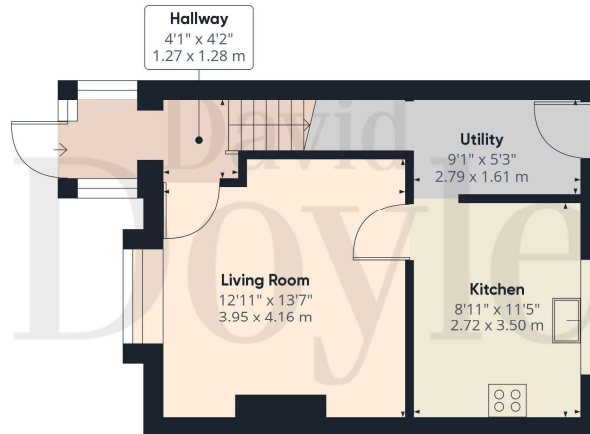
Kitchen & Utility

Good Sized Living Room

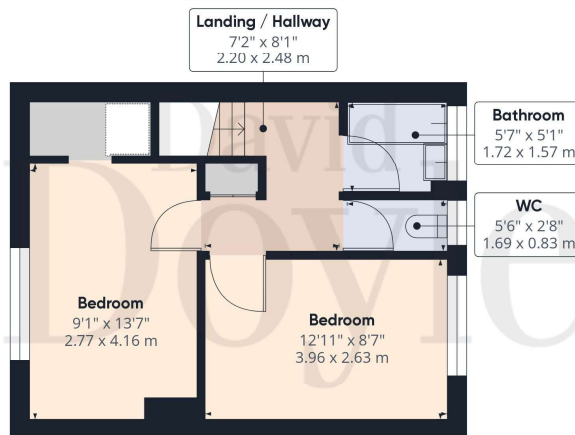
Viewing Advised

Council Tax Unknown

Tenure -Freehold



Ground Floor



Floor 1



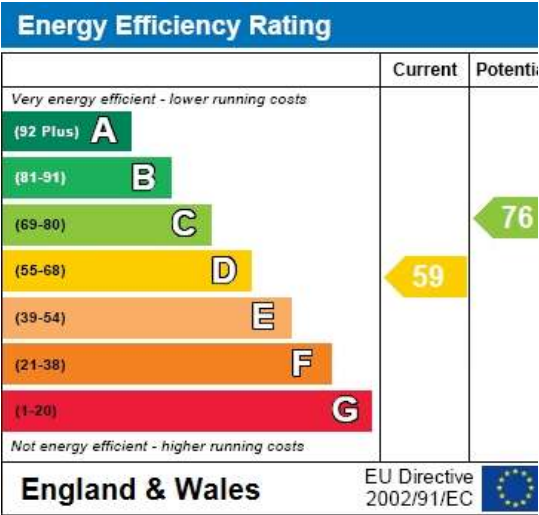
Approximate total area<sup>(1)</sup>  
734.77 ft<sup>2</sup>  
68.26 m<sup>2</sup>

(1) Excluding balconies and terraces

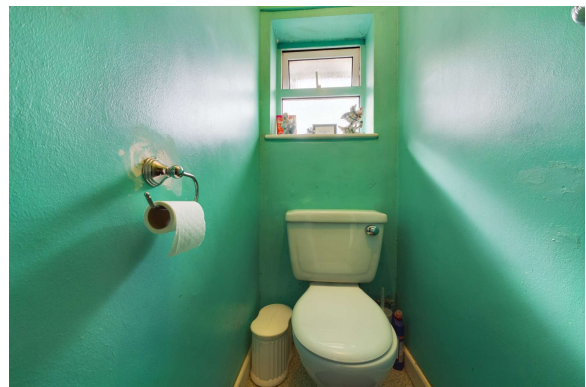
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Scan here for more details







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

## 88 Chambersbury Lane, Hemel Hempstead, Hertfordshire, HP3 8BB

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?	1950s
Council Tax Band	C
This year council tax charge	1900
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	None
Please state any costs per annum for parking	NA
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

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