

**49 Warners End Road,  
Boxmoor Borders, Hemel  
Hempstead, Hertfordshire,  
HP1 3DN**

David  
**Doyle**  
Sales and Lettings

**Price £575,000** Freehold



This spacious 4 or 5 bedroom semi detached family home offers well arranged accommodation while being conveniently located for local shops, schools and amenities. The ground floor comprises an living room with bay window, dining room, family room / study / bedroom 5, a generous conservatory, fitted kitchen, guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The conservatory is an outstanding feature with it`s glass vaulted ceiling and pair of French doors that open on to the rear garden. The first floor features 4 bedrooms and a family bathroom, with 2 of the bedrooms benefiting from fitted wardrobes. The southerly facing rear garden is pleasantly private and landscaped with both decked and patio seating areas ideal for outside entertaining, an area laid to lawn, herbaceous borders and secure gated side access. To the front of the property is a brick block driveway that offers excellent off road parking facilities and an area laid to lawn. Viewing is highly recommended to fully appreciate what this property has to offer.

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.

Spacious 4 bedroom semi detached family home  
Convenient for local shops, schools and amenities

Excellent off road parking facilities

Living room. Dining room

Family room / Study / Bedroom 5

Fitted Kitchen

Guest cloak room

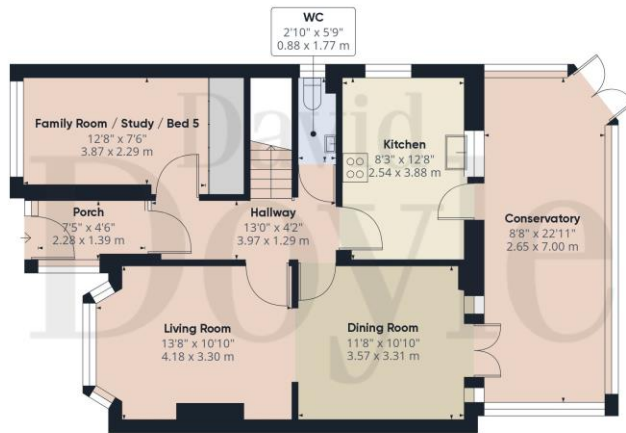
First floor family bathroom

Southerly facing rear garden

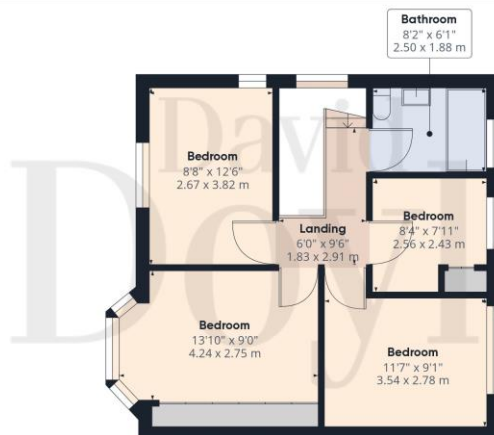
A MUST VIEW

Council Tax Band D

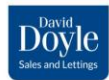
Tenure -Freehold



Ground Floor



Floor 1



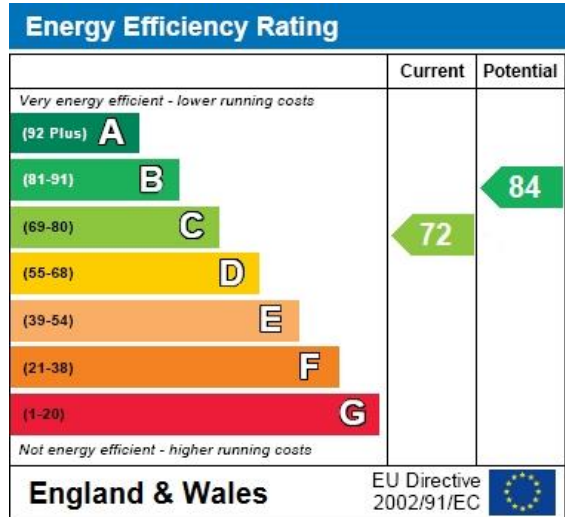
Approximate total area<sup>(1)</sup>  
1378.32 ft<sup>2</sup>  
128.05 m<sup>2</sup>

(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**

## 49 Warners End Road, Boxmoor Borders, Hemel Hempstead, Hertfordshire, HP1 3DN

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?	1950 Wimpy Home
Council Tax Band	D
This year council tax charge	£2100
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? Yes

If yes please give details and links to planning portal. The e senior School across the road is have new building build

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.