

1 Dunnock Close, Hemel  
Hempstead, Hertfordshire,  
HP3 0FS

David  
**Doyle**  
Sales and Lettings

Offers in Excess of £545,000 Freehold



Located on this sought after modern development is this well presented 3 bedroom detached family home with an ensuite to the master bedroom and a garage to the rear. The ground floor is arranged with a lounge dining room with a pair of double glazed French doors that open on to the rear garden, a kitchen fitted with a range of integrated appliances, a guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The first floor features 2 good sized bedrooms and a family bathroom while on the second floor you will find an impressive master bedroom with an ensuite shower room. The rear garden is landscaped with a patio seating area otherwise laid to lawn, brick wall boundaries and gated side access. To the rear of the property is a garage with an up and over door and eaves storage. This property is located on the popular Aspen Park development and offers convenient access to local shops, schools and Apsley main line station with links to London Euston. Viewing is highly recommended.

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.

Well presented 3 bedroom detached family home

Sought after location, convenient for local shops, schools and Apsley station

Lounge dining room

Kitchen with integrated appliances

Downstairs cloak room

First floor bathroom

Ensuite to the master bedroom

Garden

Garage

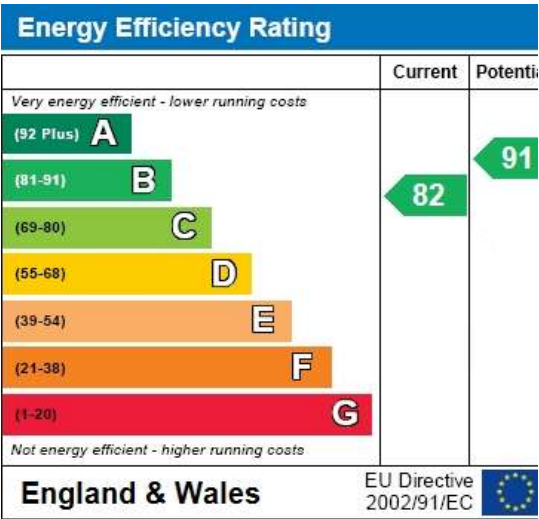
A MUST VIEW

Council Tax Band E

Tenure -Freehold



Scan here for more details







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

# 1 Dunnock Close, Hemel Hempstead, Hertfordshire, HP3 0FS

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?	2015
Council Tax Band	E
This year council tax charge	2525
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	Garage Allocated Parking
Please state any costs per annum for parking	0
Are you aware of any asbestos containing material in the property?	No
Are smoke alarms installed at the property?	No

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.