

**44 Bury Hill, Hemel  
Hempstead, Hertfordshire,  
HP1 1SP**

David  
**Doyle**  
Sales and Lettings

**OIEO £500,000** Freehold



Situated in this sought after road that is conveniently located for local shops, schools and amenities is this well presented 3 bedroom semi detached family home with a driveway that offers off road parking facilities. The ground floor is arranged with a living room with a feature fireplace and a bay window to the front aspect. a separate dining room that offers access to a good sized conservatory that over looks the pleasantly private rear garden. The ground floor is completed by a welcoming entrance hall with stairs leading to the first floor. The first floor features 3 bedrooms and a family bathroom that are all accessed via the first floor landing. To the front of the property along with the driveway that offers off road parking facilities is a beautifully planted front garden. The rear garden is pleasantly private and landscaped with a good sized patio seating area, an area laid to lawn, variegated herbaceous, tow garden sheds and secure gated side access. Viewing is highly recommended.

Being located in close proximity of 'Boxmoor Village` this property is within easy reach of its range of shopping facilities and amenities, including the Village Hall and Playhouse, restaurants, public houses and Leisure Centre. The Moor is a beautiful open space with a cricket pitch and the Grand Union Canal and River Bulbourne running through it. The mainline railway station offer an excellent service to London Euston (26 mins).

The nearby 'Old Town` High Street has been described as the prettiest road in the country with Victorian properties, beautiful St Mary`s Church, Town Hall, cobbled streets, restaurants, period public houses and specialist shops it is a pleasure to visit.

Well presented 3 bedroom semi detached family home

Sought after location convenient for local amenities

Living room with a feature fireplace and bay window

Dining room

Conservatory that enjoys views over the rear garden

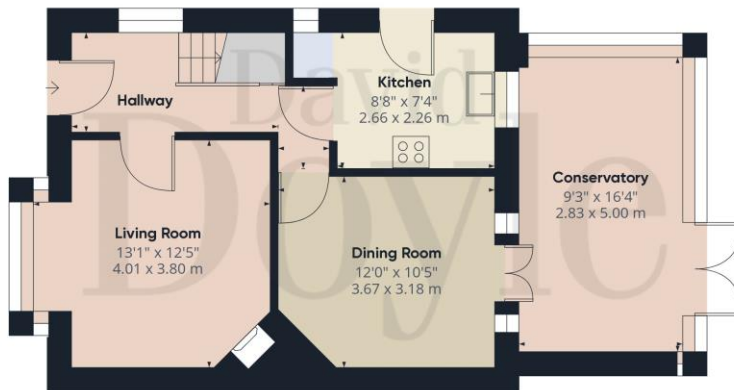
Fitted kitchen

First floor family bathroom

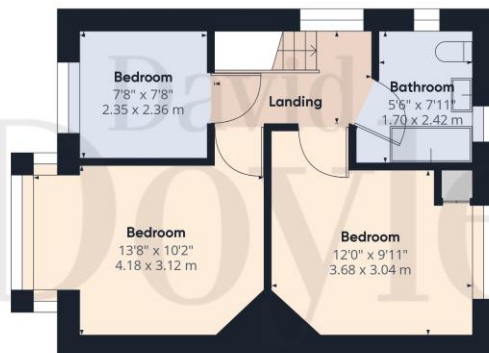
Pleasantly private rear garden

Driveway

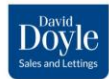
Viewing is a MUST



Ground Floor



Floor 1



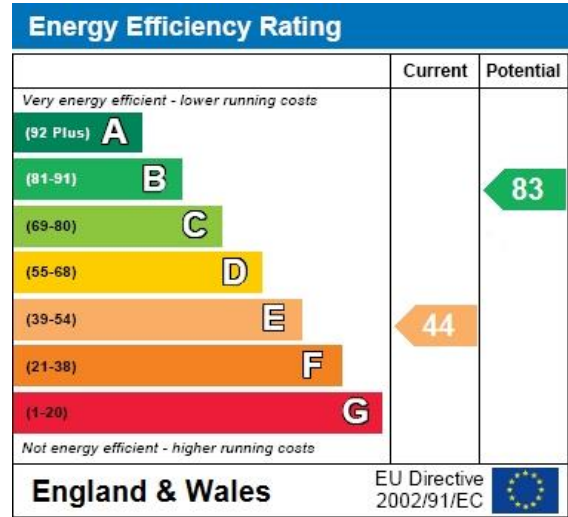
Approximate total area<sup>(1)</sup>  
1014.67 ft<sup>2</sup>  
94.27 m<sup>2</sup>

(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**

## 44 Bury Hill, Hemel Hempstead, Hertfordshire, HP1 1SP

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? 1930's

Council Tax Band D

This year council tax charge 2166

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 ADSL

What parking facilities does your property have Private/driveway

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 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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