

376 Galley Hill

Gadebridge

HP1 3LA

David
Doyle
Sales and Lettings

Price OIEO £320,000 Freehold



A well proportioned three bedroom family home located in this popular situation close to highly regarded schooling and excellent local amenities. The ground floor accommodation comprises a hallway with doors to a utility room, a bright and spacious living room, separate dining room and a fitted kitchen with a range of wall and base units, coordinating work surfaces and space and plumbing for white goods and an inner lobby with a personal door to the rear garden. The first floor boasts a spacious landing with loft access, three good sized bedrooms, the family bathroom and separate WC. Externally, the property has a lovely rear garden arranged with a patio seating area leading to lawn with mature plants and shrubs, fenced boundaries, a shed to the gardens end and gated rear access. The front of the property has an attractive mature garden with hedged borders overlooking a lovely green with far reaching views. With scope to update and modernise, this property is being offered with NO UPPER CHAIN and an internal viewing is 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.

A Well Proportioned Three Bedroom Family Home

Overlooking A Green With Far Reaching Views

Scope To Update & Modernise

Close To Schools & Amenities

Two Reception Rooms

Lovely Front & Rear Gardens

Excellent Storage

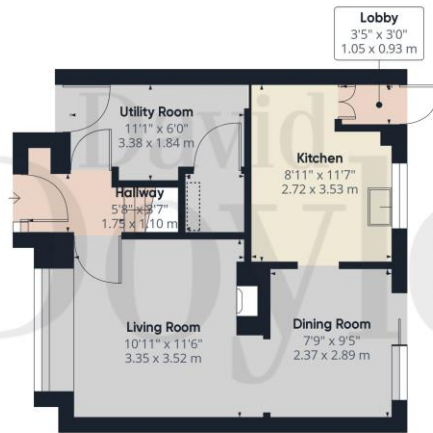
Double Glazing

No Upper Chain

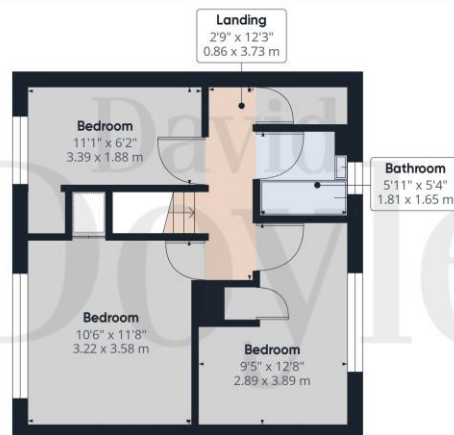
Viewing Advised

Council Tax Band C

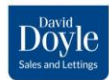
Freehold



Ground Floor



Floor 1



Approximate total area⁽¹⁾

833 ft²
77.39 m²

Reduced headroom

2.33 ft²
0.22 m²

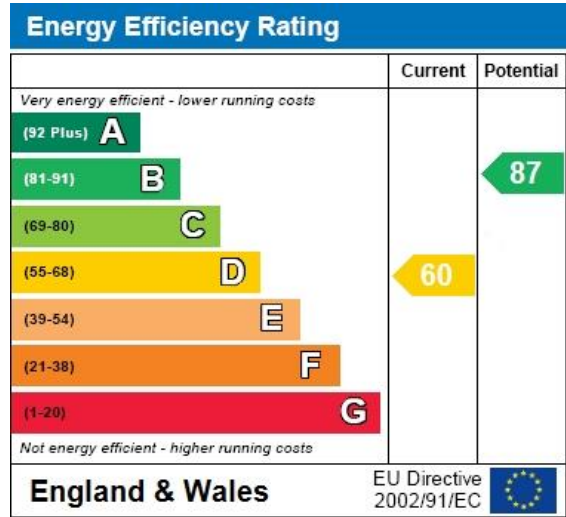
(1) Excluding balconies and terraces

☐ 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.

GIRAFFE 360

Scan here for more details





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

376 Galley Hill, Hemel Hempstead, Hertfordshire, HP1 3LA

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?	1957
Council Tax Band	C
This year council tax charge	Not known
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	Not known
What parking facilities does your property have	None
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? Yes

If yes please give details of the adaptations Stairlift

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.