

29 Bencroft Road, Hemel
Hempstead, Hertfordshire,
HP2 5UX

David
Doyle
Sales and Lettings

Price £400,000 Freehold



Located on this popular modern development is this well presented 3 bedroom end of terrace family home with a garage and conservatory. This property is located in a no through road that is conveniently located for local shops, schools and amenities. The ground floor is arranged with an open plan dual aspect lounge dining room with doors that leading in to the conservatory, a fitted kitchen and a useful guest cloak room. The first floor features a 3 bedrooms and a family bathroom that is fitted in white with chrome fittings. The rear garden is pleasantly private, with a patio seating area, fenced boundaries and gated side access. A garage is located in a near by block, with an up and over door and eaves storage space. 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 end of terrace family home

Situated on a popular modern development convenient for local shops, schools and amenities

Dual aspect open plan lounge dining room

Conservatory

Fitted kitchen

Guest cloak room

First floor family bathroom

Garage

Rear garden

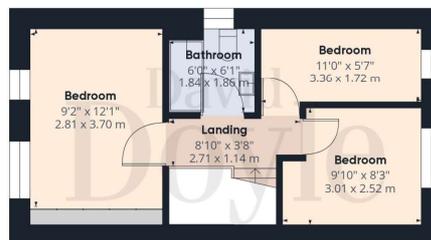
Viewing is a MUST

Council Tax Band D

Tenure -Freehold



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

978.79 ft²

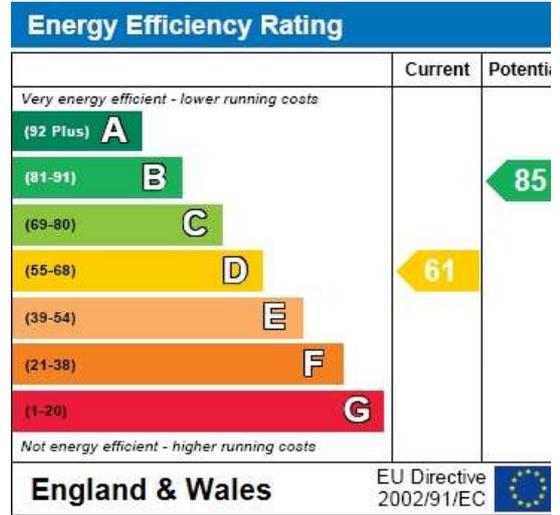
90.93 m²

(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 TO BOOK A VIEWING

29 Bencroft Road, Hemel Hempstead, Hertfordshire, HP2 5UX

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?	1997
Council Tax Band	D
This year council tax charge	2,224.34
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	Yes
Please confirm amount, frequency and details of the management company	2x£130/year
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Electric only
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Electric only
How is your broadband supplied	Fibre
What parking facilities does your property have	Garage Lots of parking available but not allocated in front and next to the house
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?	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?	Yes
If yes please give details about what has occurred.	Subsidence which affected the conservatory in 2013. It was monitored for 6 months, reviewed conservatory repaired, and issue signed off.
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.