

123 Marlins Turn
Gadebridge
HP1 3LW

David
Doyle
Sales and Lettings

Price £400,000 Freehold



A rarely available three bedroom family home, updated by the current owners, and situated in a tucked-away residential location that enjoys outstanding views over a local woodland. It is close to excellent amenities and travel links, and has plenty of on-street parking to the rear of the property.

On entrance, there is a hallway with stairs leading to the first floor and a door to the living room. The living room has a log burning fire and an attractive, exposed brickwork feature wall leading to the kitchen, which has a vast range of fitted wall and base units. The kitchen also has ample space and plumbing for white goods and leads to a useful utility/porch area with a door opening to the rear garden.

The first floor offers a spacious landing with loft access and doors to three well-proportioned bedrooms, two of which offer fitted storage. The recently refitted family bathroom is also off the main landing, and is arranged with a white suite incorporating both a bath and a shower with chrome fittings.

Externally, the rear garden is a real feature of the property being particularly private with fenced boundaries and gated rear access. The spacious patio, which is a sun trap in the summer months, leads to a generous lawn with mature plants and shrubs, and there is also space for a shed at the end of the garden.

Further benefits include gas central heating, double glazing, a fully boarded loft space, the potential to rent a garage in a nearby block and a mature front garden with hedged borders.

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`.

Three Bedroom Family Home

Surrounded By Beautiful Woodland

Updated By The Current Owners

Landscaped Gardens:

Close To Amenities & Travel Links

Refitted Contemporary Family Bathroom

Generous Kitchen

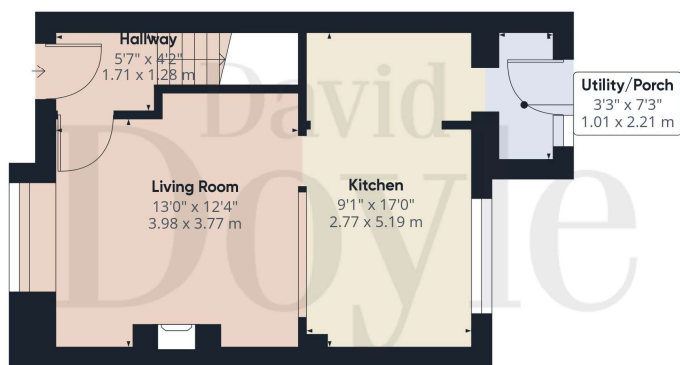
Potential To Rent Garage In a Nearby Block

Log Burning Fire

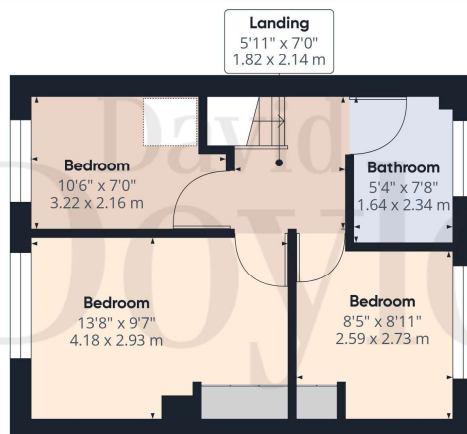
Viewing Advised

Council Tax Band C

Freehold



Ground Floor



Floor 1

Approximate total area⁽ⁿ⁾
751.4 ft²
69.81 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.

GIRAFFE 360


Scan here for more details



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC





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

123 Marlins Turn, Hemel Hempstead, Hertfordshire, HP1 3LW

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? 1961

Council Tax Band Band C

This year council tax charge £1925.37

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 On street parking to rear of property

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? Yes

If yes please give details and links to planning portal. !21 have applied for planning for a front porch and a rear single story extension.

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.