

17 Lindlings, Hertfordshire,  
Hemel Hempstead,  
Hertfordshire, HP1 2HB

David  
**Doyle**  
Sales and Lettings

Price £530,000 Freehold



This beautifully presented 3 bedroom semi detached family home with parking is situated in this sought after road and is conveniently located for local shops, schools and amenities. The ground floor is arranged with a good sized living room, a dining room with a pair of French doors that open on to the rear garden, a fitted kitchen, utility area, study and a useful guest cloak room. The kitchen is fitted with a range of matching shaker style units, colour co-ordinated worksurfaces, a double bowl single drainer stainless steel corner sink unit and enjoys a view to the rear over the garden. The ground floor is completed by a welcoming entrance hall with a useful cloak hanging cupboard and stairs leading to the first floor. The first floor features, 3 bedroom and a refitted family bathroom. The bathroom is fitted in white with chrome fittings and comprises a panelled bath with a shower over and a fitted shower screen, a wash hand basin and a low level WC. This property benefits from both front and rear gardens along with a driveway that offers off road parking. The southerly facing rear garden is pleasantly private and landscaped with a various seating areas for outside entertaining, herbaceous borders, garden shed, fenced boundaries and an area laid to lawn. With the added benefit of double glazing and gas heating to radiators viewing is a must.

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).

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.

Beautifully presented 3 bedroom semi detached family home

Driveway offering off road parking

Southerly facing rear garden

Living room

Dining room

Kitchen

Utility. Study

Guest cloak room

First floor bathroom

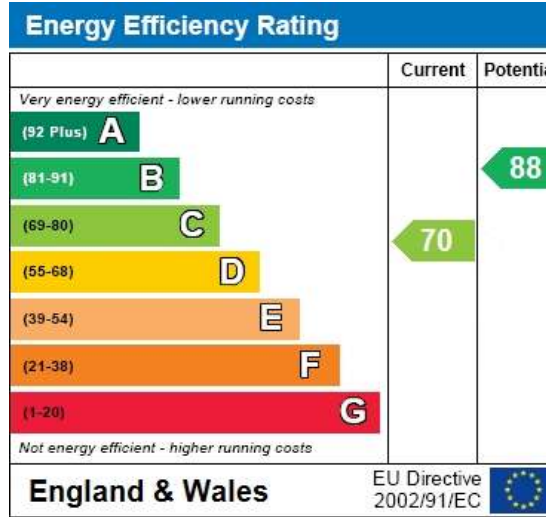
Viewing is a MUST

Council Tax Band D

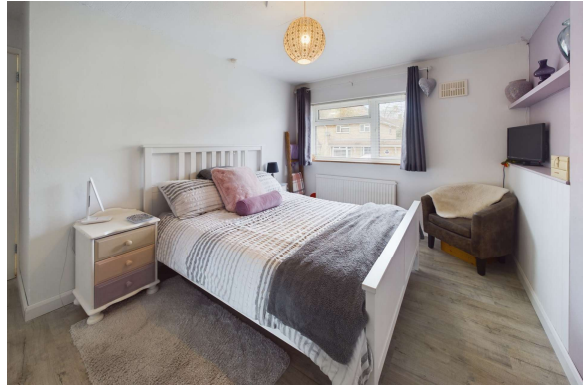
Tenure -Freehold



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

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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? 1960

Council Tax Band D

This year council tax charge £2066

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road Yes

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 Private/driveway  
Garage

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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