

57 Cedar Walk, Hemel  
Hempstead, Hertfordshire,  
HP3 9ED

David  
**Doyle**  
Sales and Lettings

Offers in Excess of £550,000 Freehold



A Fantastic Three Double Bedroom Family home with Driveway situated in this popular residential location. The property has been extensively updated and reconfigured by the current owners to offer flexible living space and comprises a newly added porch with a paned door opening to the generous hallway with quality wide plank wooden flooring, underfloor heating and further doors to a large guest cloakroom, a utility room with work surfaces and space and plumbing for white goods and a water softener and the fantastic open plan kitchen/family room with underfloor heating, integrated appliances including an induction hob, grill, oven and microwave, boiling tap, quartz work surfaces incorporating a breakfast bar and leading to a stunning dining and family area with velux windows and bi fold doors to the rear garden. Separate to this is a formal living room with quality wood flooring and fitted shutters to the bay window. To the first floor are 3 excellent double bedrooms, the Master with fitted wardrobes and a handy cloakroom, bedroom three also with fitted wardrobes and bedroom two with under floor plumbing to add an ensuite should the new owners desire. Finishing the first floor accommodation is a newly refitted contemporary bathroom with underfloor heating and a dual fuel towel rail. Offered in immaculate decor throughout, an internal viewing is much advised to appreciate this beautiful home. Externally, the property benefits from a recently landscaped generous rear garden attractively arranged with a patio seating area and further patio areas, fenced boundaries, a large quality astro turfed lawn leading to a large decked seating area to the gardens end and a garage with light, power and a newly installed electric up and over door and adjoining a brick built shed with potential to convert

to a home office/studio as the facility to add power is already in situ. There is also gated side access to the front of the property benefiting from a recently laid driveway offering off street parking facilities and steps to the front door.

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 Double Bedroom Family Home

Driveway & Garage

Landscaped Rear Garden

`Turn Key` Condition Throughout

Close To Town Centre & Amenities

Extended & Reconfigured

Fully Integrated Kitchen

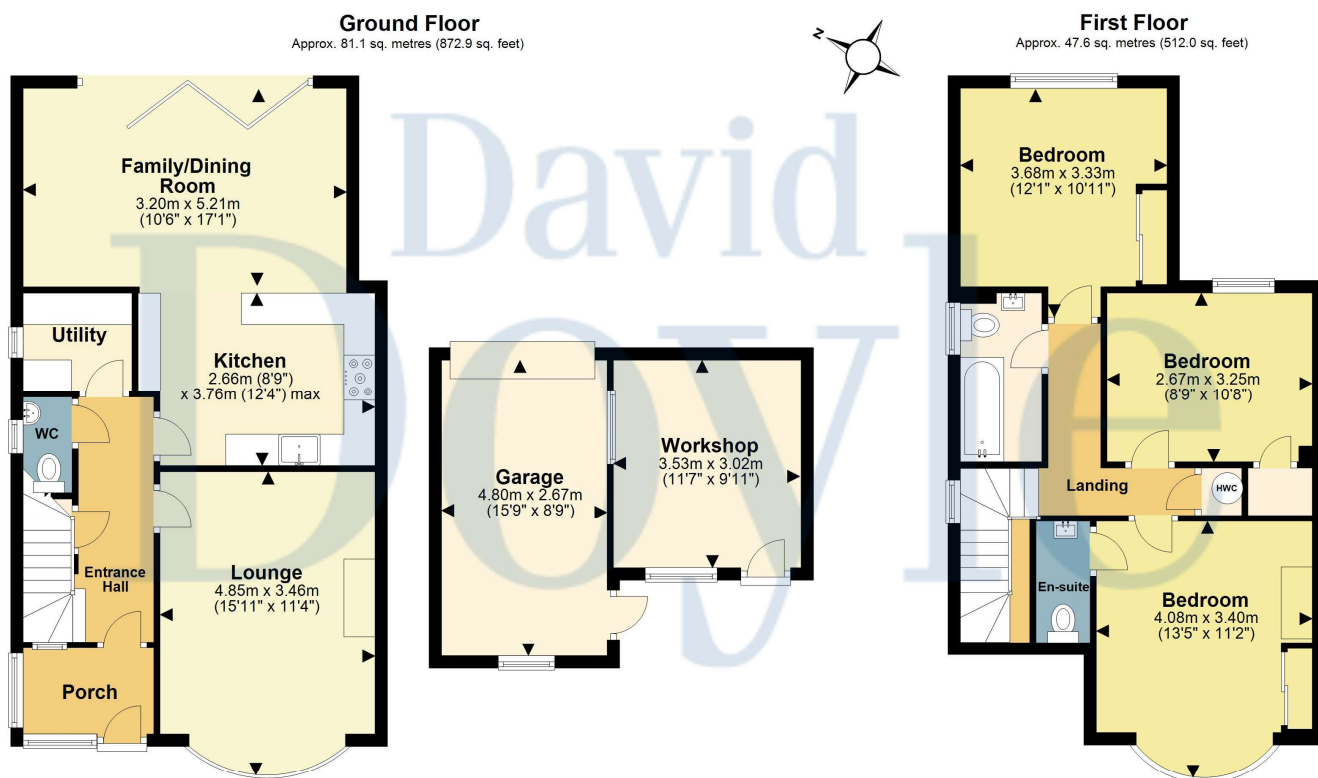
Ground Floor Guest Cloakroom

Underfloor Heating

Call To View

Council Tax Band D

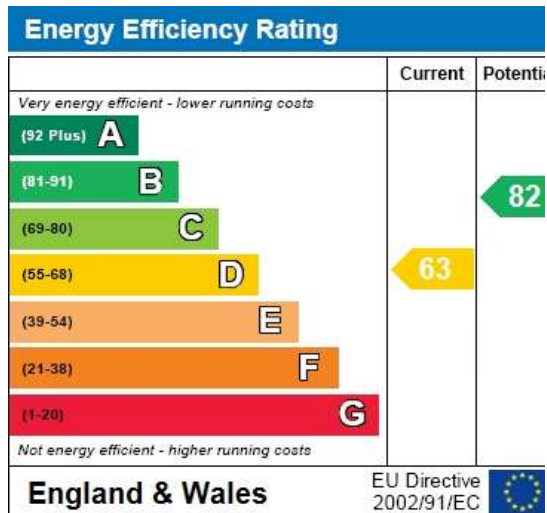
Tenure -Freehold



Total area: approx. 128.7 sq. metres (1384.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

Scan here for more details







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

## 57 Cedar Walk, Hemel Hempstead, Hertfordshire, HP3 9ED

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
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Council Tax Band	D
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This year council tax charge	2166
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Tenure	Freehold
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Is the property shared ownership	No
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Are there any maintenance charges for the road	No
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Construction type	Brick and Tile
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Is your property supplied by mains electricity?	Yes
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Is your property supplied by mains Gas?	Yes
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Is your property supplied by mains drainage?	Yes
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Is your heating gas to radiator heating?	Yes
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How is your broadband supplied	Fibre
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What parking facilities does your property have	Private/driveway Garage
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Please state any costs per annum for parking	0
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Are you aware of any asbestos containing material in the property?	No
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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

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.