

**8 Knights Orchard, Hemel  
Hempstead, Hertfordshire,  
HP1 3QA**

David  
**Doyle**  
Sales and Lettings

**Offers Over £650,000** Freehold



This well presented 4 bedroom detached executive home is situated on this sought after modern development and benefits from an ensuite to the master bedroom, a double garage and a driveway that offers excellent off road parking facilities. The ground floor is arranged with a dual aspect living room that also offers access to the rear garden, a separate dining room, fitted kitchen, utility room, a guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The first floor features 4 bedrooms all with built in wardrobes and a luxuriously refitted shower room. The master bedroom is of a good size and benefits from a generous ensuite bathroom fitted with both a shower cubical and a panelled bath. To the front of the property is a garden area that is mainly laid to lawn. The rear garden is pleasantly private and arranged with a patio seating area for outside entertaining, an area laid to lawn, herbaceous borders and a gated side access. To the rear of the property is a double garage with a personal door offering access to and from the rear garden and a double width brick block driveway to the front of it. Being located in this sought after cul de sac and being conveniently located for local amenities viewing is highly recommended to fully appreciate this family home.

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 4 bedroom family home located in this sought after cul de sac

Convenient for local shops, schools and amenities

Ensuite bathroom to the master bedroom

Double garage and double width driveway

Dual aspect living room

Separate dining room

Kitchen. Utility. Guest cloak room

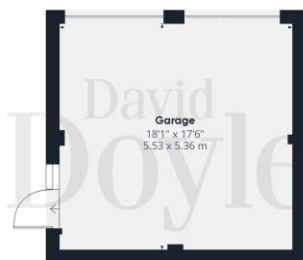
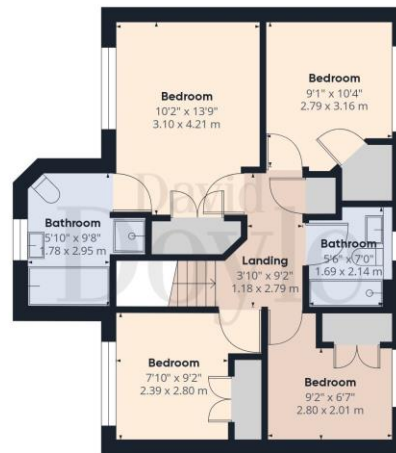
Luxuriously refitted first floor shower room

Pleasantly private rear garden

Viewing is a MUST

Council Tax Band F

Tenure -Freehold



Approximate total area<sup>®</sup>

1537.84 ft<sup>2</sup>

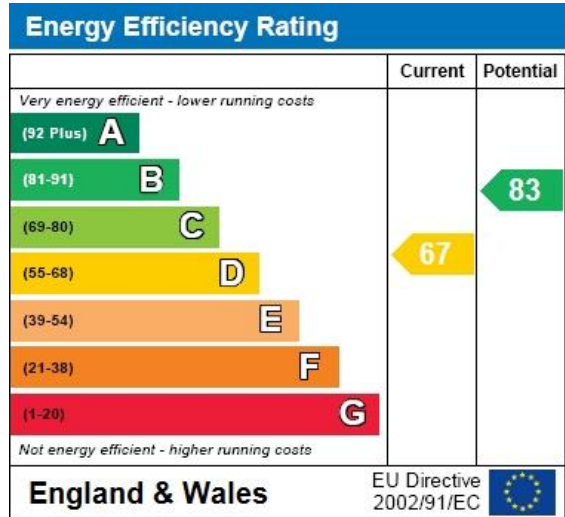
142.87 m<sup>2</sup>

(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](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## 8 Knights Orchard, Hemel Hempstead, Hertfordshire, HP1 3QA

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? 1993

Council Tax Band F

This year council tax charge £3128.73

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Timber frame

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 N/A

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?	Yes
If yes please state what restrictions are in place.	As per title deed, Part C - Charges Register - Schedule of restrictive covenants - Land for residential purposes only comprising private dwellinghouses for single family occupation together with gardens garages and other outbuildings and not to permit any commercial or retail use. Other Covenants by the Transferee referenced and a copy can be provided. It includes things such as -no keeping of caravans, boats, horse boxes and commercial trailers; no washing lines only rotary drier permitted; no wireless tv satellite dish or other aerial equipment equipment for receiving wireless telegraphic or other signals;
Are there any rights of way or easements?	No
Is your property is 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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