

3 Grayling Grove
Hemel Hempstead
HP2 7DD

David
Doyle
Sales and Lettings

Price £500,000 Freehold



David Doyle are are delighted to offer to the sales market this stunning three bedroom link detached house with parking and a garage located in the ever popular `Swallow Fields` development close to excellent amenities, Maylands Avenue and `The Nickey Line` walking trail to Redbourn and Harpenden accessible from Grayling Grove itself. This spacious property offers 1110 square feet of accommodation comprising a spacious entrance hall with doors to a guest cloakroom, a modern fully integrated kitchen with a vast range of wall and base units, coordinating work surfaces and a bright and spacious lounge with a bespoke mantle, granite hearth, space for a log burner/heater and patio doors opening to the rear garden. To the first floor is a generous landing with loft access, space for a work station and doors to three generous bedrooms, the master offering an en suite shower room fitted with a white suite. Finishing the first floor accommodation is the three piece family bathroom also fitted with a white suite and chrome fittings.

Externally, the property benefits from a garage which is also accessible via the garden which is an easily maintained patio and lawn area and a driveway to the front of the property. Constructed by David Wilson Homes in approximately 2018, the property still has four years left on its new build warranty and is offered in pristine condition throughout, An internal viewing is much advised to appreciate this fabulous 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.

Three Bedroom Family Home

Garage And Driveway

Popular `Swallow Fields` Development

Immaculate Presentation Throughout

Bespoke Shutters To All Aspects

Constructed In 2018

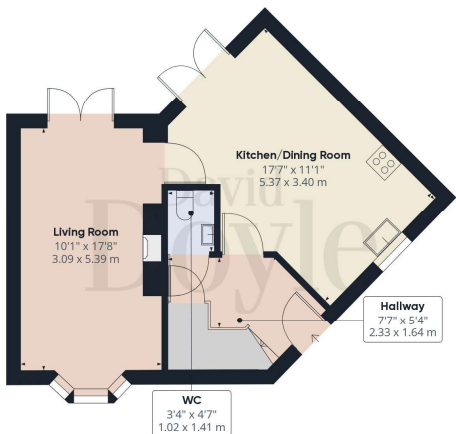
4 Years New Build Warranty Remaining

En Suite To Master

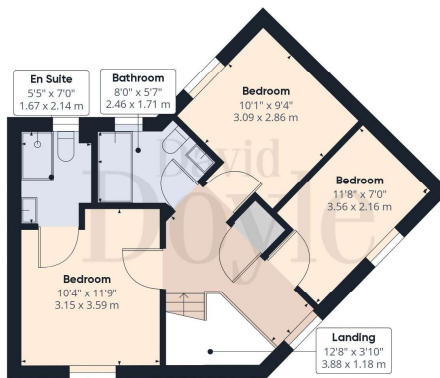
Viewing Advised

Council Tax Band E

Tenure -Freehold



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

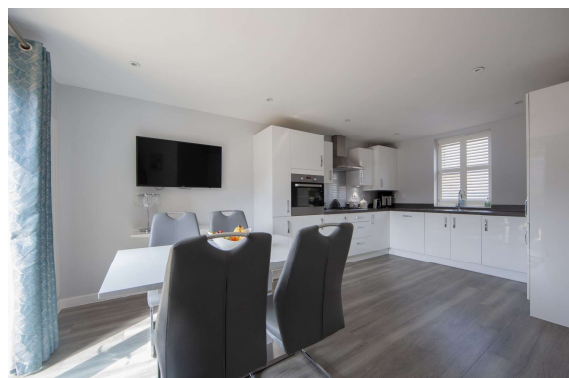
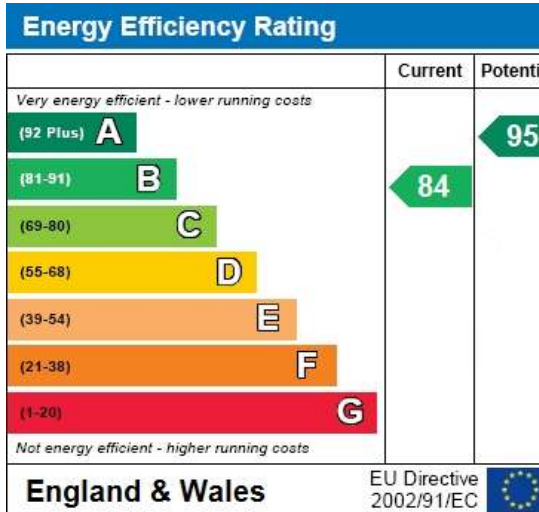
Approximate total area^m
1113.21 ft²
103.42 m²

(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

3 Grayling Grove, Hemel Hempstead, Hertfordshire, HP2 7DD

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?	2018
Council Tax Band	E
This year council tax charge	£2647.38
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	RMG Living Half Yearly Ranges between £100-£150 per annum
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	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?	Yes
If yes please state what restrictions are in place.	Several apply but nothing out of the ordinary - I will need to get the paperwork out.
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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