

**24 Ellingham Road, Hemel
Hempstead, Hertfordshire,
HP2 5LE**

**David
Doyle**
Sales and Lettings

Price £475,000 Freehold



This 3 Bedroom semi detached family home with a garage, driveway and outbuildings is situated in this sought after road that is conveniently located for local shops, schools and amenities. The ground floor is arranged with a living room with a bay window and a feature fireplace, a separate dining room with a pair of French doors that open on to the rear garden, a fitted kitchen and a welcoming entrance hall with stairs leading to the first floor. The first floor features 3 bedrooms and a family bathroom. To the front of the property is a garden that is mainly laid to lawn with herbaceous borders and a dwarf brick wall to the properties front curtilage while to the side is a brick block driveway that offers access to the garage and excellent off road parking facilities. The southerly facing rear garden is pleasantly private and arranged with in to two areas, while a personal door offers access to the garage and additional outbuildings, one is currently used as a home office. With the added benefit of solar panels viewing is highly recommended.

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.

Semi detached 3 bedroom family home situated in this sought after road

Convenient for local shops, schools and amenities

Living room with a feature fireplace

Dining room with French doors to the rear garden

Fitted kitchen

First floor bathroom

Pleasantly private southerly facing rear garden

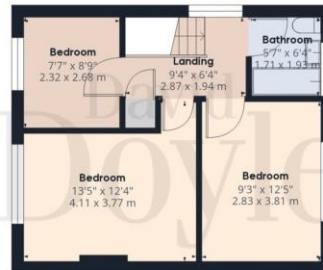
Outbuildings

Garage and driveway

Viewing is a MUST

Council Tax Band D

Tenure -Freehold



Approximate total area⁽¹⁾

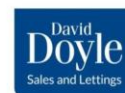
1121.26 ft²

104.17 m²

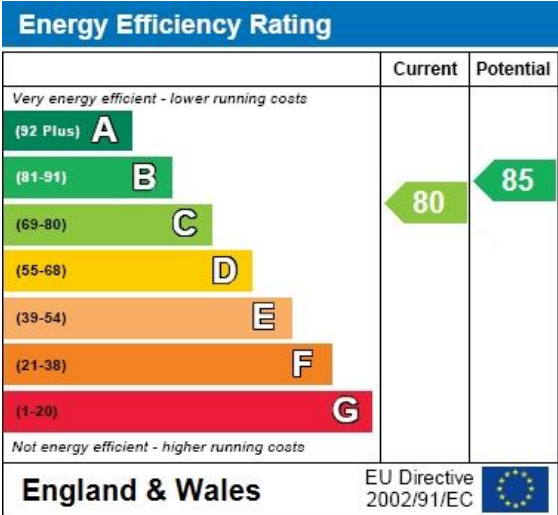
(1) Excluding balconies and terraces

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

24 Ellingham Road, Hemel Hempstead, Hertfordshire, HP2 5LE

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? Approx 1950s

Council Tax Band D

This year council tax charge £2188

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 Cable

What parking facilities does your
property have Private/driveway

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
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Is the property an apartment?	No
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Is the property in a conservation area?	No
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Is the property listed?	No
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Are there any restrictive covenants?	No
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Are there any rights of way or easements?	No
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Is your property is a flood risk area?	No
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Has your property or nearby land flooded in the last 5 years?	No
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Are you aware of any planning permissions or applications in the immediate area?	No
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Does your property have any accessibility features installed?	No
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Has your property been subject to any structural movement?	No
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Is your property in the vicinity of any current or historic mining?	No
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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.