

10 Bencroft, Hemel
Hempstead, Hertfordshire,
HP2 5UY

David
Doyle
Sales and Lettings

Price £385,000 Freehold



This superbly presented 2 double bedroom home offers spacious and well presented accommodation while being situated on this sought after modern development that is conveniently located for local shops, schools and amenities. The ground floor features open plan living that leads on to a triple aspect dining area with a pair of double glazed French doors that opens on to the pleasantly private rear garden. The kitchen is fitted with a range of matching wall and floor mounted units, colour coordinated work surfaces with a breakfast bar area for informal dining and a range of integrated appliances. The first floor boasts 2 double bedrooms and a luxuriously refitted shower room that is fitted in white with chrome fittings. Both the ground floor and first floor benefit from remote controlled underfloor heating and Bluetooth ceiling speakers. The pleasantly private rear garden has been landscaped with low maintenance in mind with a generous patio seating area, an area laid with artificial lawn, fenced boundaries and secure gated rear access. The property also benefits from a useful garden office and two allocated parking spaces. Early viewing is highly recommended to fully appreciate this property.

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.

Superbly presented 2 double bedroom home on this sought after modern development

Conveniently located for local shops and amenities

Impressive open plan living

Living room. Dining area

Fitted kitchen with integrated appliances

First floor luxuriously refitted shower room

Garden office

Pleasantly private rear garden

Zonal remote controlled underfloor heating. Bluetooth ceiling speakers

Two allocated parking spaces. A MUST VIEW

Council Tax Band C

Tenure -Freehold

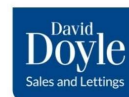


Approximate total area⁽¹⁾

702.1 ft²

65.23 m²

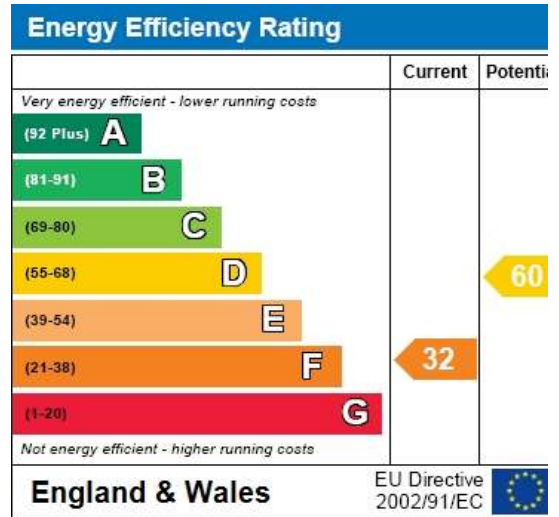
(1) Excluding balconies and terraces



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

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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? 1995

Council Tax Band C

This year council tax charge £1925.37

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 MCS, paid annually in January, £290 in 2024

Construction type Brick and Tile

Is your property supplied by mains electricity? Yes

Is your property supplied by mains Gas? No

Is your property supplied by mains drainage? Yes

Is your heating gas to radiator heating? Electric underfloor

How is your broadband supplied Fibre

What parking facilities does your property have Allocated Parking

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? 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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