

9 White Hart Drive
Hemel Hempstead
HP2 4JL

David
Doyle
Sales and Lettings

Offers in Excess of £400,000 Freehold



This beautifully presented family home features 3 bedrooms, a garage, and parking, offering convenient access to shops, schools, amenities, and Motorway networks.

The ground floor boasts a dual aspect lounge dining area with attractive wood effect flooring and a double glazed door that opens to the rear garden. Recently refitted to a high standard, the kitchen showcases a made-to-measure units, sleek high gloss wall and floor mounted cabinets, quartz work surfaces and matching splashbacks, porcelain tiled flooring, a Reginox instant hot water tap, an insinkerator waste disposal unit and an integrated dishwasher. Additionally, the ground floor includes a practical utility area with access to the front of the property and convenient under stairs storage. The entrance hall features stairs leading to the first floor.

Upstairs, there are three bedrooms and a family bathroom. The primary bedroom benefits from fitted wardrobes, while the bathroom is fitted with white fixtures and chrome fittings.

Externally, the property offers both front and rear gardens. The pleasantly private rear garden features a decked seating area and a lawn. The front garden is mainly laid to lawn and a pathway leads to the front door.

Notably, this property includes a garage with front parking. The gas boiler has been recently replaced, and new radiators have been installed throughout.

To fully appreciate the offerings of this property, 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.

Beautifully presented family home with 3 bedrooms, garage, and parking

Convenient access to shops, schools, amenities, and Motorway networks

Dual aspect lounge dining area with attractive wood effect flooring

Recently refitted kitchen with made-to-measure units and sleek high gloss cabinets

Quartz work surfaces, matching splashbacks, and porcelain tiled flooring in the kitchen

Reginox instant hot water tap and integrated dishwasher in the kitchen

Primary bedroom with fitted wardrobes

First floor bathroom

Front and rear gardens

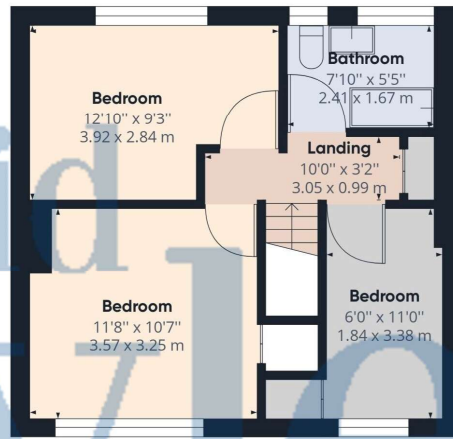
Garage with front parking

Council Tax Band C

Tenure -Freehold



3'10" x 3'6"
1.17 x 1.08 m



Approximate total area⁽¹⁾

949.66 ft²
88.23 m²

(1) Excluding balconies and terraces

Reduced headroom

4.63 ft²
0.43 m²

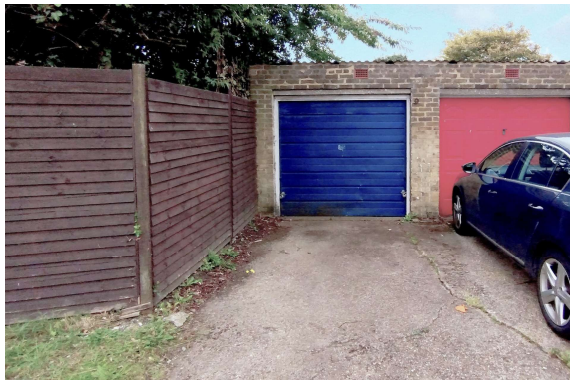
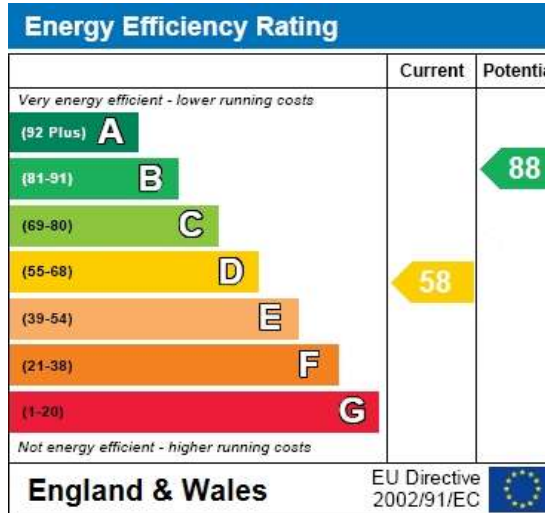
Reduced headroom
(below 1.5m/4.92ft)

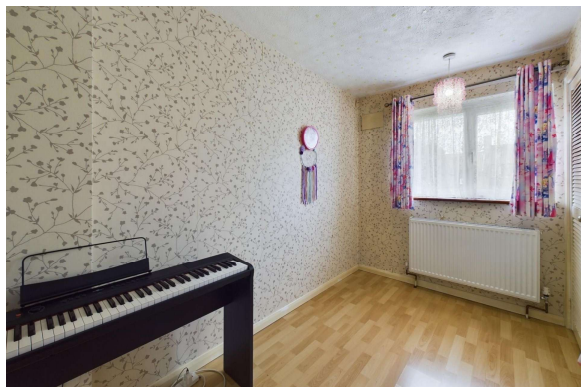
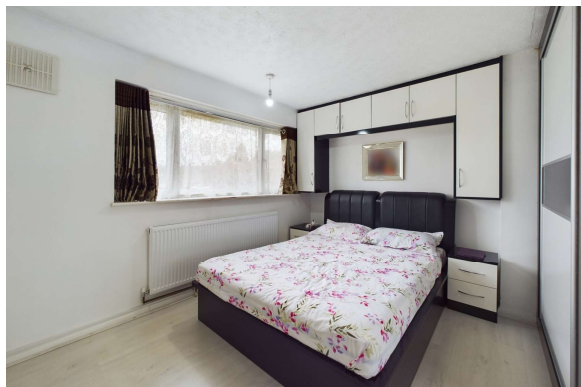


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

9 White Hart Drive, Hemel Hempstead, Hertfordshire, HP2 4JL

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.

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	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	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? 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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