

4 Ranelagh Road, Hemel
Hempstead, Hertfordshire,
HP2 4RU

David
Doyle
Sales and Lettings

Price £585,000 Freehold



This beautifully presented 3 bedroom semi detached family home with pleasantly private gardens, a double garage and driveway is located in this sought after cul de sac that is conveniently located for local shops, schools and amenities. The ground floor is arranged with a good sized living room, an open plan L shaped kitchen dining room, a guest cloak room, porch and a welcoming entrance hall with stairs leading to the first floor. The first floor features 3 bedrooms, a family bathroom and a separate cloak room. The driveway offers excellent off road parking facilities and access to the double garage, they are located to the rear of the property. The double garage also benefits from power, lighting, inspection pit and a personal door to the rear garden. The property has both front and rear gardens, the front garden is beautifully maintained with gated access, an area laid to lawn, variegated herbaceous borders, a path leads to the front door and gated side access to the rear garden. The rear garden is an outstanding feature, wrapping around the side and rear of the property while being pleasantly private and landscaped with patio seating areas for outside entertaining, an area laid to lawn, variegated herbaceous borders, two garden sheds and gated rear access to the driveway. Viewing is highly recommended to fully appreciate this stunning 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.

Beautifully presented 3 bedroom semi detached family home

Sought after cul de sac that is conveniently located for local amenities

Double garage and driveway

Generous living room

L shaped open plan kitchen dining room

Guest cloak room

First floor bathroom

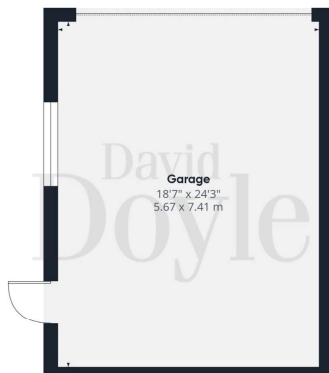
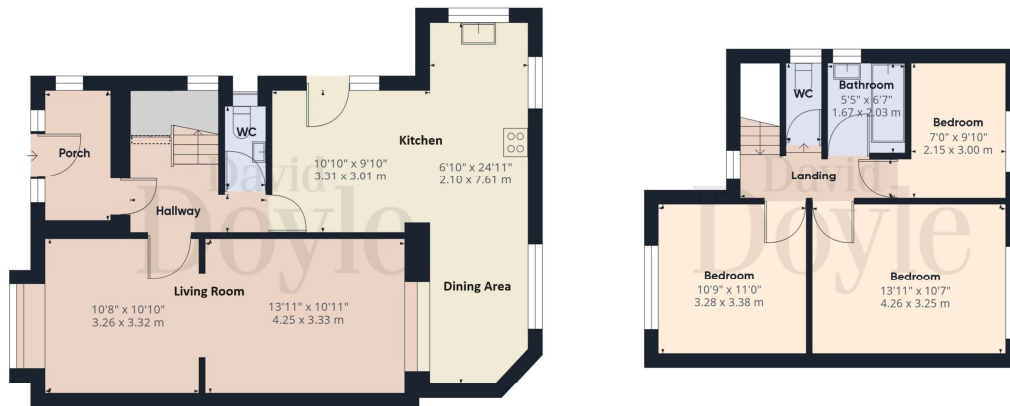
Pleasantly private gardens

Viewing is highly recommended to fully appreciate this stunning home

Call NOW to arrange a viewing

Council Tax Band D

Tenure -Freehold



Approximate total area⁽¹⁾

1592.37 ft²
147.94 m²

(1) Excluding balconies and terraces

Reduced headroom

1.78 ft²
0.17 m²

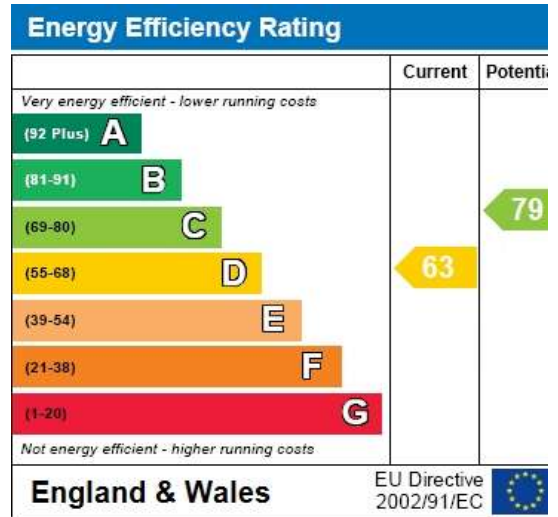
☐ Reduced headroom
(below 1.5m/4.92ft)



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

CIRAFFE300

Scan here for more details





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

4 Ranelagh Road, Hemel Hempstead, Hertfordshire, HP2 4RU

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? 1934

Council Tax Band D

This year council tax charge £2100

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? The garage roof could contain asbestos

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

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.