

69 Halsey Drive, Hemel  
Hempstead, Hertfordshire,  
HP1 3SE

David  
**Doyle**  
Sales and Lettings

Offers Over £400,000 Freehold



This beautifully presented 2 double bedroom end of terrace home is located in this sought after cul de sac and benefits from two allocated parking spaces and being conveniently located for open park land, local shops and amenities. The ground floor is arranged with an open plan dual aspect lounge dining room with patio doors that open on to the rear garden, a refitted kitchen with integrated appliances and a welcoming entrance hall with stairs leading to the first floor. The first floor features 2 double bedrooms both with mirror fronted built in wardrobes and a luxuriously refitted family bathroom. The rear garden is pleasantly private and arranged with both patio and decked seating areas for outside entertaining, an area laid to lawn, a garden shed, fenced boundaries and gated side access. The property also benefits from two allocated parking spaces and a front garden that is mainly laid to lawn with a path leading to the first floor. Viewing is highly recommended to fully appreciate the quality of 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.

Beautifully presented 2 double bedroom end of terrace home in this cul de sac location

Conveniently located for open park land, local shops and amenities

Open plan dual aspect lounge dining room with patio door to the rear garden

Refitted kitchen with a range of integrated appliances

First floor luxuriously fitted family bathroom

Both bedrooms benefit from mirror fronted built in wardrobes

Pleasantly private rear garden

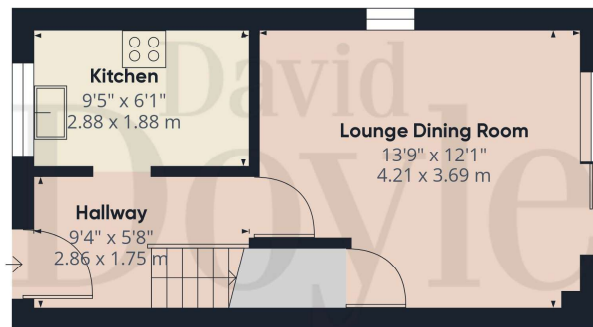
Two allocated parking spaces

Viewing is a MUST

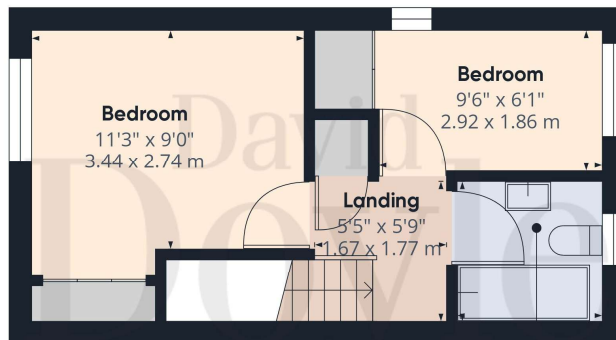
Call NOW to arrange a viewing

Council Tax Band D

Tenure -Freehold



Ground Floor



Floor 1



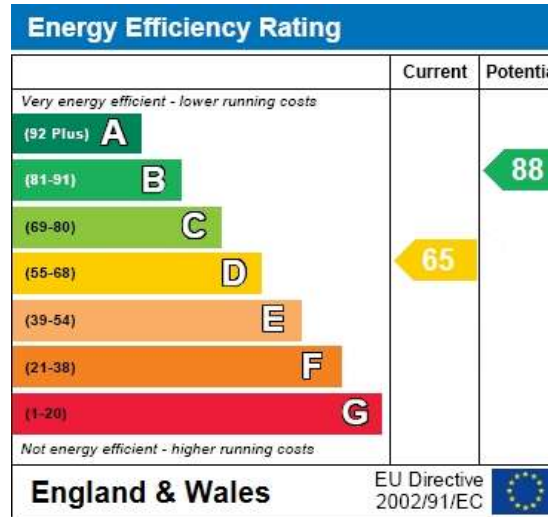
Approximate total area<sup>(1)</sup>  
539.32 ft<sup>2</sup>  
50.1 m<sup>2</sup>

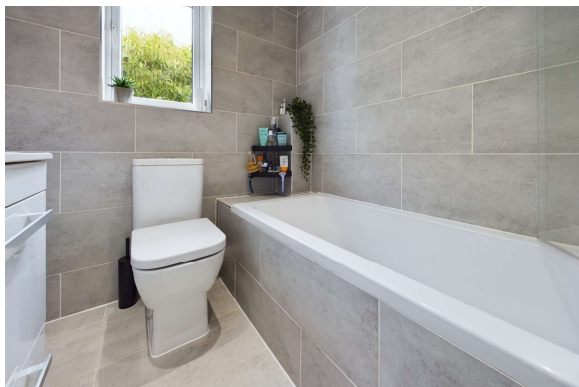
(1) Excluding balconies and terraces

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](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## 69 Halsey Drive, Hemel Hempstead, Hertfordshire, HP1 3SE

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? 1999

Council Tax Band D

This year council tax charge £2172

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

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 Allocated Parking

Please state any costs per annum for parking No

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

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.