

11 Coverdale, Hemel
Hempstead, Hertfordshire,
HP2 5TW

David
Doyle
Sales and Lettings

Price £375,000 Freehold



This beautifully presented 3 bedroom family home is situated overlooking a pleasant green and has been much improved by the current owners. The ground floor features an impressive open plan lounge kitchen dining room fitted with a contemporary kitchen with an Island unit with a breakfast bar area for informal dining. The ground floor is completed by a useful guest cloak room, a porch and a welcoming entrance hall that offers useful storage and stairs leading to the first floor. The first floor continues to impress with 3 bedrooms all with mirror fronted fitted wardrobes, bedroom 3 also benefits from fitted office furniture and a pull down bed system for when guests stay over. The first floor also offers a recently luxuriously refitted family bathroom. With both front and rear gardens, the rear garden is pleasantly private with a covered seating area, an area laid to lawn, herbaceous borders, gated rear access and a useful brick build shed that measures approx. 3.1m x 1.6m. With the added benefits of double glazing, gas heating to radiators and being conveniently located for local shops, schools and amenities 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 3 bedroom family home with impressive open plan living

Situated overlooking a green and conveniently located for local amenities

Open plan lounge kitchen dining room

The kitchen fitted to a high standard with an Island unit and breakfast bar area

Useful guest cloak room

Luxuriously refitted family bathroom

All bedroom with fitted wardrobes

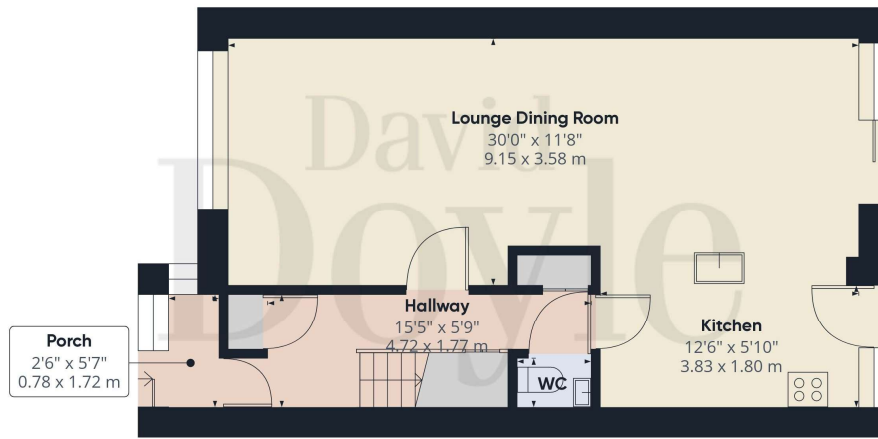
Pleasantly private rear garden

Viewing is highly recommended

Call NOW to arrange a viewing

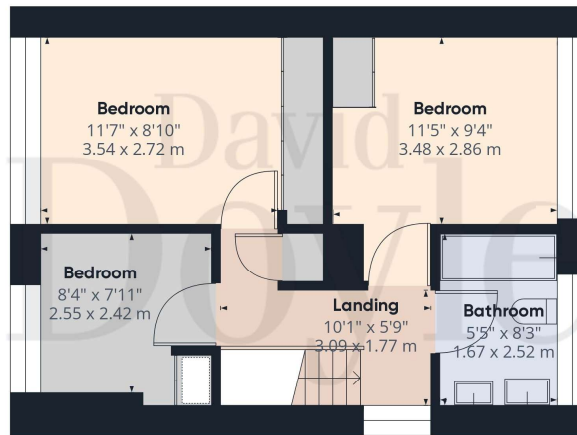
Council Tax Band C

Tenure -Freehold



Ground Floor

Approximate total area^m
959 ft²
89.09 m²



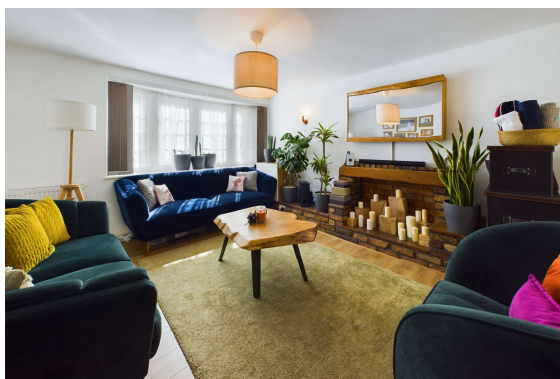
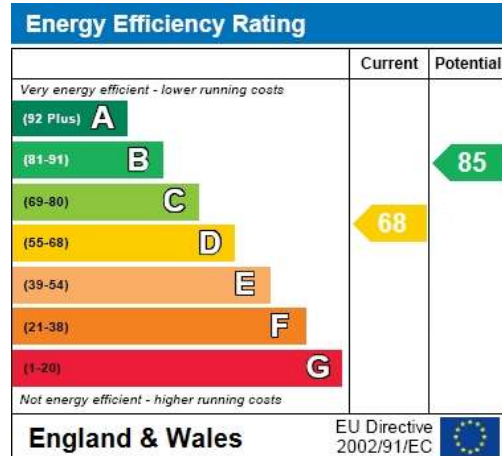
Floor 1

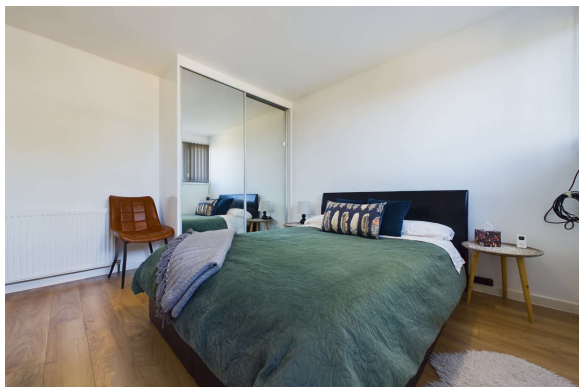
(1) Excluding balconies and terraces

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

11 Coverdale, Hemel Hempstead, Hertfordshire, HP2 5TW

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?	1970
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Council Tax Band	C
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This year council tax charge	1900
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Tenure	Freehold
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Is the property shared ownership	No
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Are there any maintenance charges for the road	No
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Construction type	Brick and Tile
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Is your property supplied by mains electricity?	Yes
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Is your property supplied by mains Gas?	Yes
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Is your property supplied by mains drainage?	Yes
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Is your heating gas to radiator heating?	Yes
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How is your broadband supplied	Cable
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What parking facilities does your property have	None
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Please state any costs per annum for parking	0
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Are you aware of any asbestos containing material in the property?	No
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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.