

6 Gadeview Road

Apsley

HP3 0AL

David
Doyle
Sales and Lettings

Guide Price £850,000 Freehold



A rarely available four bedroom detached property with a double garage situated on the much sought after `Manor Estate` and within easy access to Apsley village, highly regarded schooling and Apsley Mainline Station offering excellent links to London. The property sits on a sizeable plot and has been well maintained by its owners whilst offering scope for updating and extension subject to the necessary planning consents. Internally, the accommodation is well proportioned and comprises a generous reception area with doors to a storage cupboard, guest WC, a dual aspect dining/living room leading to the lovely conservatory enjoying views of the rear garden. Finishing the ground floor accommodation is the fitted kitchen/breakfast room arranged with wall and base units, coordinating work surfaces and a very useful utility room. To the first floor is a spacious landing with loft access and doors to four generous bedrooms, three of which being doubles, a large storage cupboard and the family bathroom with a separate WC. Externally, the rear garden is a particular feature of the property being magnificent in size and well arranged with patio seating areas, a generous lawn with colourful mature plants and shrubs, fenced boundaries, a green house and brick built shed. To the front of the property is the large double garage benefiting from light and power, a generous driveway offering excellent off street parking facilities and a further mature garden with steps leading to the front door. Benefiting from many beautiful original features and NO UPPER CHAIN, an internal viewing is highly recommended to appreciate this wonderful family 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.

Rarely Available Four Bedroom Detached Family Home

Double Garage & Driveway

Particularly Generous Plot With Beautiful Rear Garden

Sought After `Manor Estate`

Close To Schools, Amenities & Station

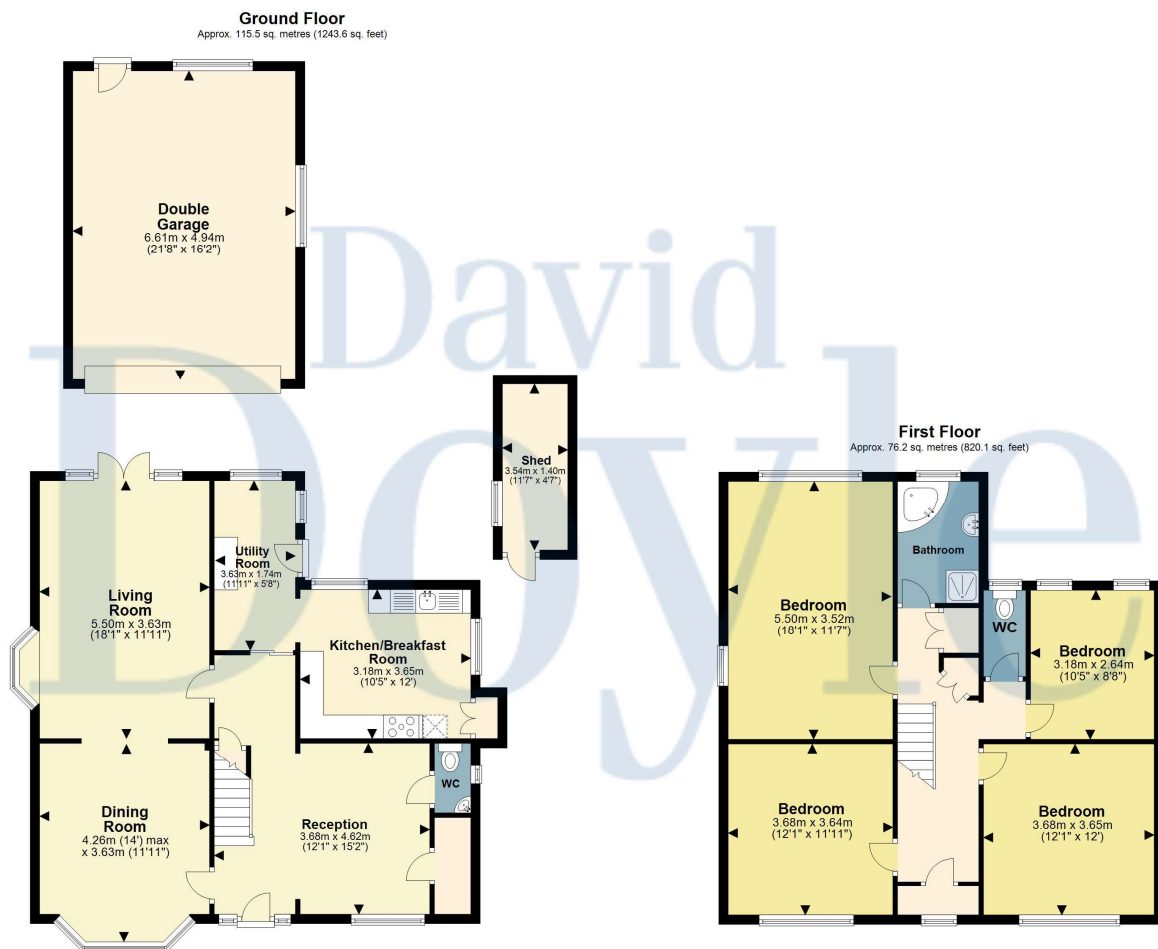
Three Reception Rooms

Good order Throughout With Scope To Update/Extend STNPC

NO UPPER CHAIN

Viewing a Must

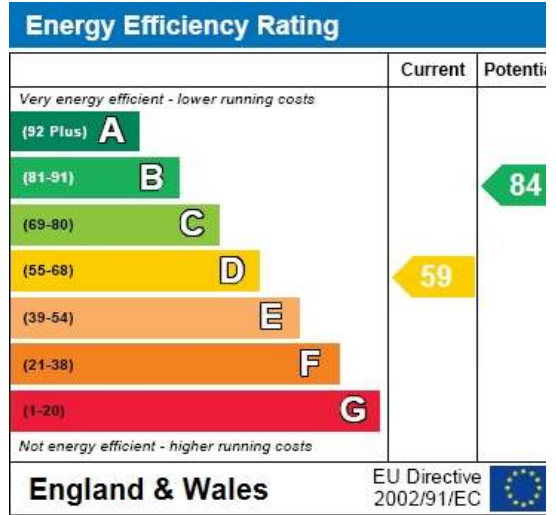
Freehold



Total area: approx. 191.7 sq. metres (2063.7 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

Scan here for more details





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

6 Gadeview Road, Hemel Hempstead, Hertfordshire, HP3 0AL

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?	1910
Council Tax Band	F
This year council tax charge	Tba
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	None connected
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?	Yes
If yes please state what restrictions are in place.	The usual sort for building plots at that time as per referred to in the registered title. Are listed in 1901 and 1918 conveyances. Nothing onerous. Can supply you with photocopies if you want. Not going to write it all out here.
Are there any rights of way or easements?	No
Is your property is 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?	Yes
If yes please give details and links to planning portal.	15 Chipperfield Road: 2 storey extension, orangery, remodelled front porch. https://planning.dacorum.gov.uk/publicaccess/ Ref no. 23/00874/FHA 5 Gadeview Road:side and rear extension ref no. 22/01225/FHA. Has already been built.
Does your property have any accessibility features installed?	Yes
If yes please give details of the adaptations	Various rails and ramp to backdoor.
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.