

Hollow Oak, London Road,  
Bourne End, Hertfordshire,  
HP1 2RJ

David  
**Doyle**  
Sales and Lettings

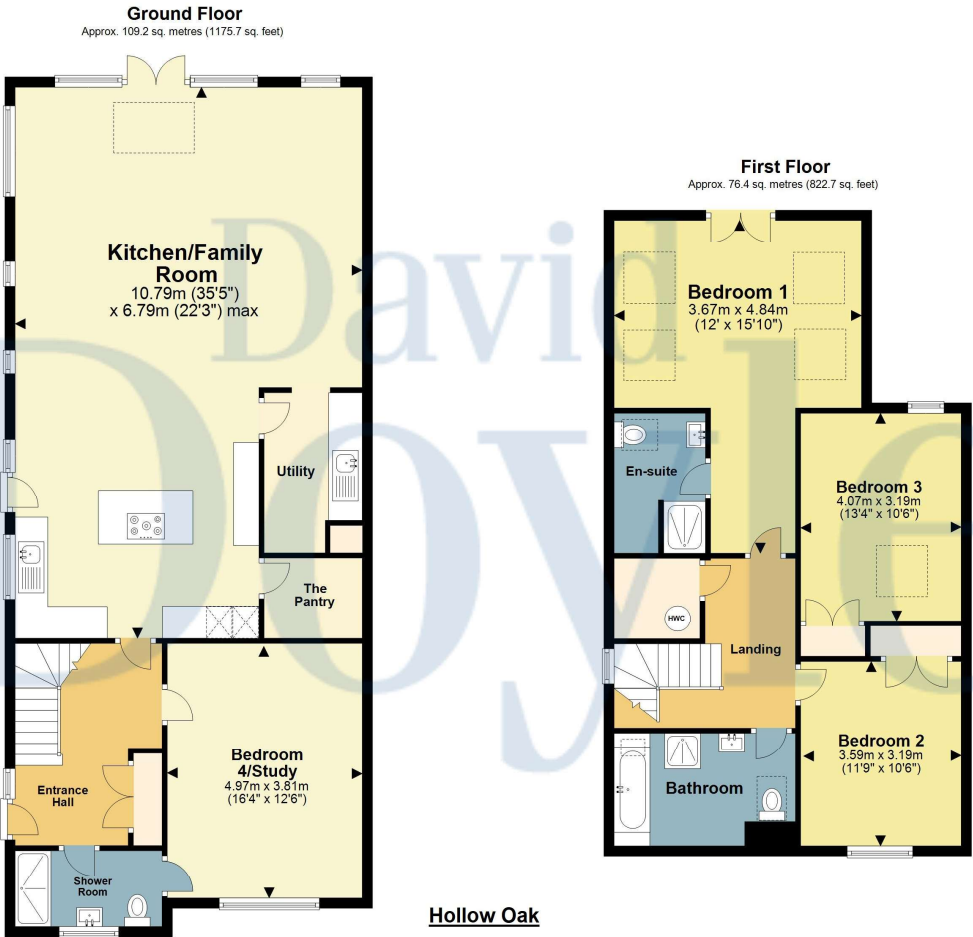
Offers Over £900,000 Freehold



The property has 4 Bedroom 3 bathroom semi-detached finished to a high standard throughout in this highly sought after River side location and is located in the sought after 'Village' of Bourne End. The property has an impressive open plan Kitchen Dining Family Room, the Kitchen is beautifully fitted with solid oak units and granite surfaces, this room overlooks the outstanding rear Gardens that back on to the River Bulborne. The accommodation of nearly 2,000 sqft and arrange with a Bedroom with en-suite to the Ground floor and 3 further Bedrooms on the first floor along with a Family Bathroom. One of the Bedrooms on the first floor also benefits from an en-suite and a Juliet Balcony with outstanding views over the rear Garden towards the River Bulborne. The Ground floor also offers a Lounge, Garden Room, Kitchen Dining Room, Pantry and Downstairs Shower Room. The property also benefits from three off road parking spaces. Berkhamsted and Hemel Hempstead close at hand offering a good range of facilities and main line stations with links to London Euston.

Council Tax Band F

Freehold

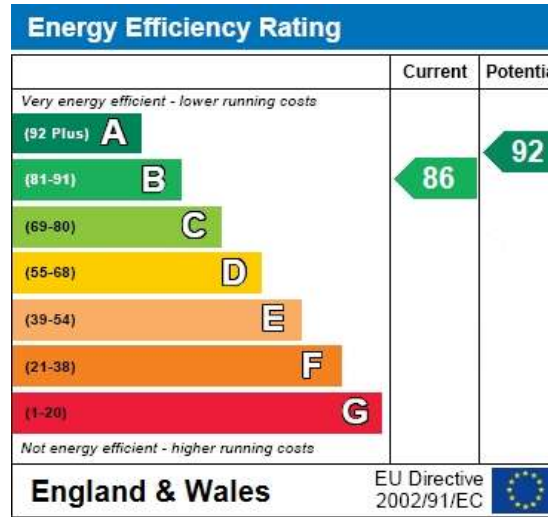


**Hollow Oak**

Total area: approx. 185.7 sq. metres (1998.5 sq. feet)

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

Scan here for more details





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## Hollow Oak, London Road, Bourne End, Hemel Hempstead, Hertfordshire, HP1 2RJ

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?	2022
Council Tax Band	F
This year council tax charge	£3128.73
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	None connected
What parking facilities does your property have	Private/driveway
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? Yes

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.