

6 Sabine Close, Off High Street
Green, Hemel Hempstead,
Hertfordshire, HP2 7AQ

David
Doyle
Sales and Lettings

Guide Price £500,000 Freehold



Last one remaining!! BRAND NEW LOW CARBON FOOTPRINT HOMES - EXCLUSIVE RESIDENTIAL SITUATION ** GREEN ENERGY SOLUTIONS - SOLAR PANELS, BATTERY STORAGE AND CAR CHARGING POINTS ** 3 BEDROOMS - MASTER WITH ENSUITE ** LOUNGE DINING ROOM WITH BIFOLD DOORS TO GARDEN ** SEPARATE FITTED KITCHEN ** FIRST FLOOR FAMILY BATHROOM ** DOWNSTAIRS CLOAKROOM ** PARKING ** GARDENS ** 10 YEAR NEW HOME WARRANTY **

Kitchen

Contemporary and stylish bespoke kitchens by MAGNET, each designed for the individual house featuring Lunar Pebble Colour coordinated units Silver oak laminated work surfaces Integrated energy efficient appliances have been selected to complete the sleek kitchens.

Bathrooms

Our elegant and stylish bathrooms feature modern sanitaryware including washbasins with complementing chrome mixer taps over-head showers

- Complementing tiled walls and vinyl flooring
 - vanity wash hand basin
- Complementing white WC with soft-close seat
 - Contemporary chrome finish mixer taps
 - White bathtubs
 - Shower
 - Glass shower screen
 - Heated towel rail

En-Suites

- vanity wash hand basin
- Complementing white WC with soft-close seat
 - Contemporary chrome finish mixer taps
 - Walk in shower tray
 - Glass shower screen
 - Heated towel rail

Flooring

- Coordinating vinyl flooring throughout kitchens
- Coordinating carpet to lounge, bedrooms and hallway

Decorative Finishes

To achieve a contemporary interior we have selected clean lines for stairs, doors, windowsills, architraves and skirting, keeping everything subtle to create a calm and tranquil environment.

- Grey uPVC double-glazed windows
- white internal doors with smooth satin chrome handles)
- Contemporary chrome internal doorsets with smooth chrome handles

- Square-cut white skirting and architrave painted in white satinwood
- Windowboards painted in white Dulux Satinwood
- Walls painted in a Classic DIMITY colour emulsion
 - Smooth ceilings in white emulsion

Electrical

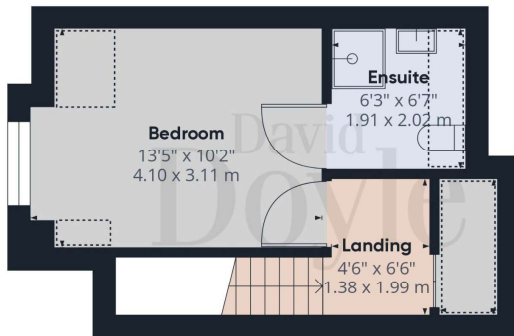
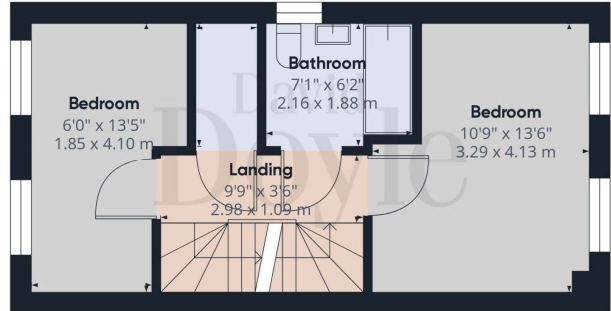
- Solar panels providing power to internal battery storage system
 - LED Downlights to kitchens, bathrooms and hallways
 - Pendant fittings to living areas and bedrooms
- White moulded electrical switches and sockets throughout
 - Openreach high speed fibre to property
 - External lighting to front and rear
 - Smoke and heat alarms in kitchens
 - EV Charging point for each property

Warranty

- 10 year ICW structural warranty

Council Tax To Be Confirmed

Tenure -Freehold



Approximate total area[®]

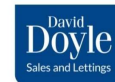
943.26 ft²
87.63 m²

(1) Excluding balconies and terraces

Reduced headroom

46.99 ft²
4.37 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.

GIRAFFE 360

Scan here for more details





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

6 Sabine Close, Off High Street Green, Hemel Hempstead, Hertfordshire, HP2 7AQ

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? 2023

Council Tax Band Not Known

This year council tax charge Not Known

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road Yes

Please confirm amount, frequency and details of the management company TBC

Construction type Timber frame

Is your property supplied by mains electricity? Yes

Is your property supplied by mains Gas? NO

Is your property supplied by mains drainage? Yes

Is your heating gas to radiator heating? Electric Heating

How is your broadband supplied Fibre

What parking facilities does your property have Private/driveway

Please state any costs per annum for parking Nil

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 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? 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.