

16 Cemetery Hill, Hemel
Hempstead, Hertfordshire,
HP1 1JF

David
Doyle
Sales and Lettings

Price £400,000 Freehold



David Doyle are delighted to offer to the Sales Market this refurbished and well presented 3 bedroom End of Terrace Character cottage conveniently located in this popular side road close to local shops, schools and Main line station with links to London Euston. The accommodation comprises Two reception rooms, one with a feature fireplace, a fitted kitchen with a range of wall and base units, co-ordinating wooden work surfaces, an integrated oven and hob, space and plumbing for white goods and a door to a recently updated contemporary Family bathroom offering a white suite with chrome sanitary ware and fully tiled walls. To the first floor is a landing with loft access and Three well proportioned Bedrooms. Externally, the rear garden is of generous size, pleasantly private and arranged with a patio area leading to lawn with fenced boundaries. Offered in excellent decorative order throughout and with the benefit of NO UPPER CHAIN, Gas Central Heating and Double Glazing, an appointment to view is much advised to appreciate this lovely property.

Being located in close proximity of 'Boxmoor Village' this property is within easy reach of its range of shopping facilities and amenities, including the Village Hall and Playhouse, restaurants, public

houses and Leisure Centre. The Moor is a beautiful open space with a cricket pitch and the Grand Union Canal and River Bulbourne running through it. The mainline railway station offer an excellent service to London Euston (26 mins).

3 Bedroom Character Cottage

End of Terrace

Popular Town Centre/Boxmoor Borders Situation

Close To Shops and Schools

Recently Refurbished

2 Reception Rooms

Generous Garden

Permit Parking

NO UPPER CHAIN

Call To View

Council Tax Band D

Tenure -Freehold

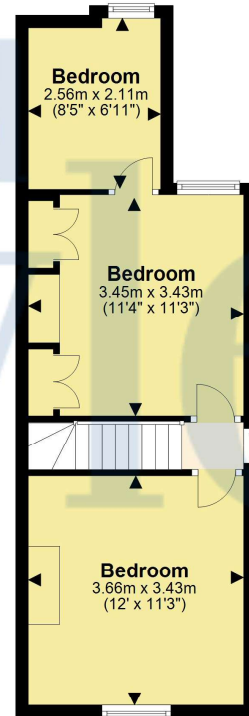
Ground Floor

Approx. 37.7 sq. metres (406.3 sq. feet)



First Floor

Approx. 33.4 sq. metres (360.0 sq. feet)



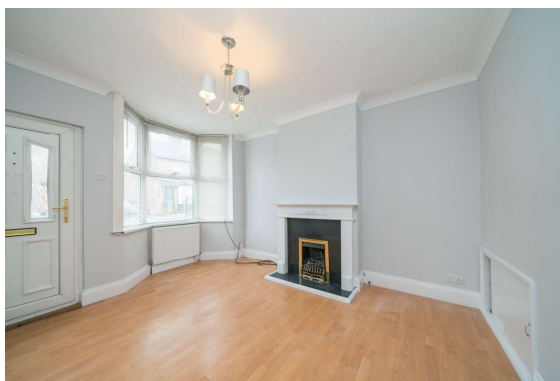
Total area: approx. 71.2 sq. metres (766.3 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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

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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? 1920's

Council Tax Band D

This year council tax charge 2,166.04

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 Cable

What parking facilities does your property have Permit Parking

Please state any costs per annum for parking there is a cost, but I dont know what it is, but I think £100 a year

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?	Yes
If yes please state what rights are in place?	the 2 houses to the left can gain access to their back gardens down a walkway that is located to the right of the property - which allows access to all 3 properties
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.