

35 Micklem Drive

Warners End

HP1 2PR

OIEO £375,000 Freehold

David
Doyle
Sales and Lettings



An extended three bedroom family home with a double width driveway located in this popular situation close to highly regarded schooling and excellent local amenities. The ground floor accommodation comprises a hallway with stairs to the first floor, a door to the bright and spacious living room leading to the separate dining room opening to the conservatory with lovely views of the rear garden and the recently refitted kitchen arranged with an attractive range of wall and base units, coordinating work surfaces and space and plumbing for white goods. Accessed from the kitchen is a very useful utility room providing excellent storage space and a personal door to the front of the property. The first floor boasts a spacious landing with loft access, three good sized bedrooms, two with fitted storage cupboards and a refitted contemporary wet room and separate WC. Externally, the property has a particularly large rear garden, divided in to two sections and arranged with a patio seating area and steps leading to lawn with mature plants and shrubs, fenced boundaries and a gated section with potential to build a garden room or grow produce. To the front of the property is a double width driveway offering excellent off street parking facilities. The property has been updated by the current owners but still offers scope to further modernise.

Offered with NO UPPER CHAIN, an internal 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.

Extended Three Bedroom Family Home

Extensive Rear Garden

Double Width Driveway

Popular Warners End Location

Refitted Kitchen And Bathroom

Would Benefit from Further Updating

Close To Schools & Amenities

No Upper Chain

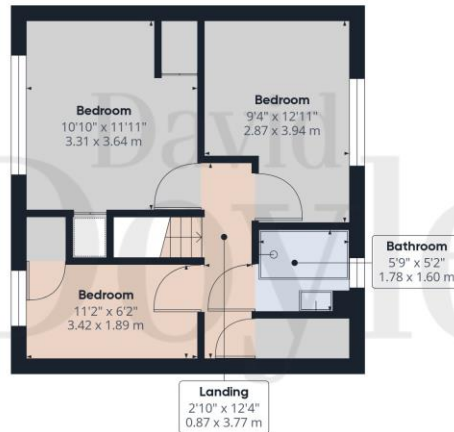
Viewing Advised

Council Tax Band C

Freehold



Ground Floor



Floor 1

Approximate total area¹⁾
943.15 ft²
87.62 m²

Reduced headroom
7.41 ft²
0.69 m²

(1) Excluding balconies and terraces

☐ 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.

GIRAFFE360

Scan here for more details



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(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

35 Micklem Drive, Hemel Hempstead, Hertfordshire, HP1 2PR

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.

Does your property have an EPC? If no has an EPC been commissioned by qualified assessor

Yes

Approximate year built?

1950's

Council Tax Band

c

This year council tax charge

1925.37

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

unsure

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? 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? Yes

If yes please give details of the adaptations Bathroom has handrails as do steps to front door and garden

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.