

67 Belmont Road, Hemel
Hempstead, Hertfordshire,
HP3 9NU

David
Doyle
Sales and Lettings

Offers in Excess of £675,000 Freehold



An extended four bedroom detached family home with a garage, driveway and generous garden situated in this popular residential area close to excellent amenities and within the catchment for highly regarded schooling. The property has been extended and updated to offer spacious and flexible accommodation comprising an enclosed storm porch, entrance hall with doors to a formal lounge with an attractive fireplace and bay window, a guest cloakroom and an extended living/dining room leading to the quality fitted kitchen offering a range of wall and base units, a range cooker, an integrated dishwasher and space for appliances, coordinating granite work surfaces and a pair of French doors opening to the rear garden. A door from the kitchen area leads to a very useful utility room with further units and space and plumbing for white goods. A further door from the living area leads to the extension comprising an inner hallway with a bedroom, shower room and a personal door to the garage. This area could be further reconfigured to create a separate annexe subject to the necessary planning consents. To the first floor is a spacious landing with access to the loft and doors to three bedrooms and the refitted family bathroom arranged with a white suite and chrome fittings. Externally, the rear garden is of excellent size, attractively arranged with a patio seating area, steps down to a generous lawn with mature plants and shrubs, fenced boundaries, gated side access and a further area to the gardens end. To the front of the property is a generous driveway for three vehicles and access to the garage. Offered in superb condition throughout, we highly recommend an internal viewing to appreciate this lovely 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.

Extended Four Bedroom Detached Family Home

Generous Driveway

Large Rear Garden

Scope To Further Extend/Reconfigure

Close To Highly Regarded Schooling & Amenities

Ground Floor Bedroom & Shower Room

Quality Kitchen With Granite Work Surfaces

Separate Utility Room

Refitted Bathroom

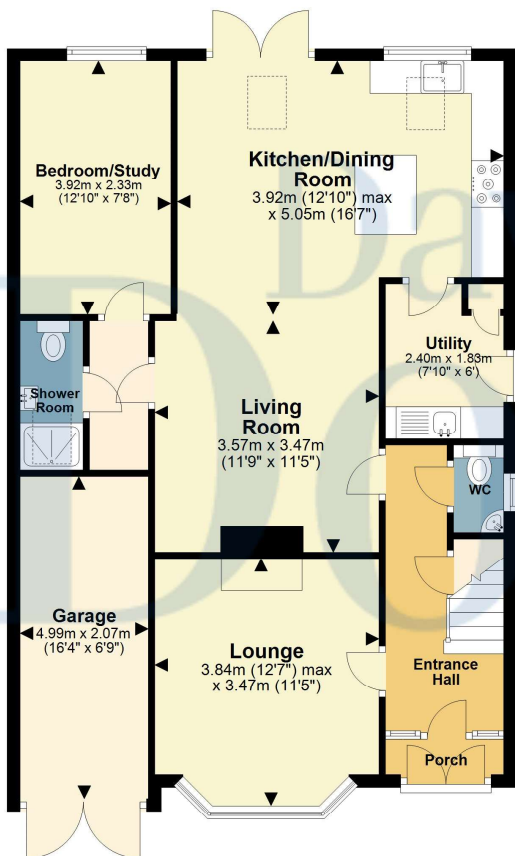
Viewing Advised

Council Tax Band E

Tenure -Freehold

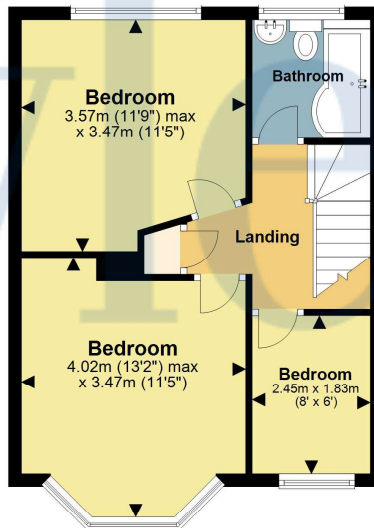
Ground Floor

Approx. 84.1 sq. metres (905.7 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.6 sq. feet)



Total area: approx. 122.5 sq. metres (1318.3 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
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	





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

67 Belmont Road, Hemel Hempstead, Hertfordshire, HP3 9NU

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?	1937
Council Tax Band	E
This year council tax charge	£2647.38
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	Fibre
What parking facilities does your property have	Private/driveway Garage
Please state any costs per annum for parking	N/A
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?	Yes
If yes please give details and links to planning portal.	No 66 opposite, rear and side extension
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

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