

14 Seymour Crescent, Hemel  
Hempstead, Hertfordshire,  
HP2 5DS

David  
**Doyle**  
Sales and Lettings

Offers Over £700,000 Freehold



This spacious 4 bedroom family home is located in this sought after cul de sac and offers stunning open plan living. The property has been extensively extended and the owners have start a full renovation although further works is required by the incoming buyer to complete this. The open plan kitchen dining family room has been luxuriously fitted with a high specification fitted kitchen with a matching island unit, a sitting area with a media wall and two sets of bi fold doors that open on the the pleasantly private rear garden. The ground floor is completed by a sitting room, a lounge / bedroom 4, a useful utility room, a guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The first floor offers 3 double bedrooms and a family bathroom. The master bedroom is dual aspect and includes a walk in wardrobe and an ensuite bathroom although this has not been installed. Front the first floor landing stairs lead to the part completed loft conversion that is due to add two further bedroom and an extra bathroom, although further works is required by the incoming buyer to complete this area. The rear garden is pleasantly private and arrange with low maintenance in mind with a large patio seating area and an area laid with artificial grass. To the front of the property is a full width driveway that offer excellent off road parking facilities. 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 4 bedroom family home

Sought after cul de sac location

Impressive open plan kitchen dining family room with bi fold doors

Luxuriously fitted kitchen

Sitting room. Lounge / Bedroom 4

Utility / Guest cloak room

First floor family bathroom

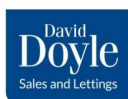
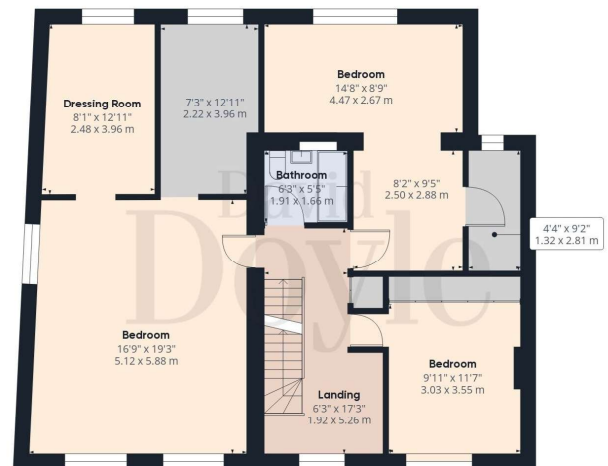
Part completed loft conversion

Pleasantly private rear garden

Driveway

Council Tax Band D

Tenure -Freehold



Approximate total area<sup>(1)</sup>

2246.05 ft<sup>2</sup>

208.67 m<sup>2</sup>

(1) Excluding balconies and terraces

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





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

## 14 Seymour Crescent, Hemel Hempstead, Hertfordshire, HP2 5DS

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?	1960
Council Tax Band	D
This year council tax charge	2166.04
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	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? 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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