

2 Jubilee Close, Hemel  
Hempstead, Hertfordshire,  
HP2 5BG

David  
**Doyle**  
Sales and Lettings

Price £585,000 Freehold



This stunning 3 bedroom detached family home is situated on this private and exclusive cul-de-sac of only four houses that is conveniently located for local shops, schools and amenities. The property offer spacious, beautifully presented and stylish accommodation and benefits from a carport and driveway that offers excellent off road parking facilities.

The ground floor features a good sized living room with fitted window shutters and recessed ceiling lighting, a welcoming entrance hall with stairs leading to the first floor, under stairs storage, a useful and beautifully presented guest cloak room and an impressive kitchen dining room with fitted blinds, electric shutters, recessed ceiling lighting and a pair of double glazed French doors that open on to the rear garden. The kitchen dining room is an outstanding feature, fitted to a high standard with a range of matching wall and floor mounted units, colour coordinated Corian work surfaces, breakfast bar area for informal dining, a range of integrated appliances including a full size larder fridge, full size column freezer, dishwasher, Neff hob and Bosch double oven and a utility cupboard with Samsung washing machine and Beko dryer.

The first floor continues to impress with 3 good sized bedrooms, the master bedroom is fitted with bespoke fitted wardrobes, fitted window shutters and benefits from a luxuriously fitted ensuite shower room. Bedroom 2 has also been fitted with bespoke fitted bedroom furniture, while the landing benefits from a useful storage cupboard, the first floor is completed by a luxuriously fitted family bathroom.

The rear garden is pleasantly private and has been landscaped with a generous patio seating area for outside entertaining, a good sized lawn, feature herbaceous borders, a garden shed, fenced boundaries and gated side access.

This property is beautifully decorated and presented throughout and viewing is highly recommended to fully appreciate this property. NO UPPER CHAIN.

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.

Stunning 3 bedroom detached family home on this private and exclusive modern development

Stunning open plan kitchen dining room

Good sized living room with window shutters

Guest cloak room

Master bedroom with built in wardrobes and luxuriously fitted ensuite shower room

Luxuriously fitted family bathroom

Bedroom 2 with bespoke fitted bedroom furniture

Pleasantly private landscaped rear garden

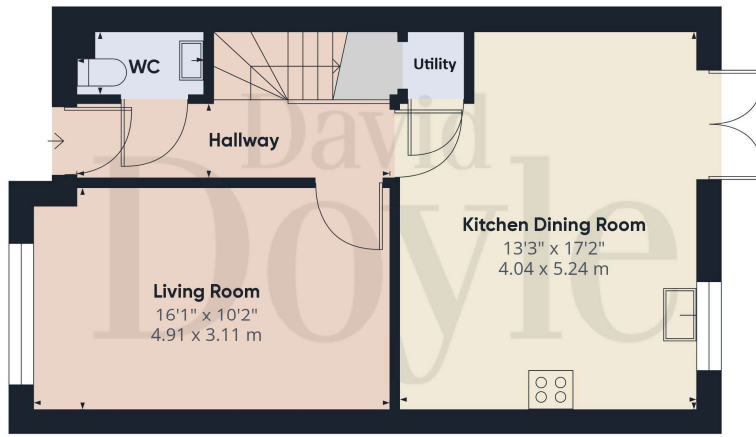
Carport. Driveway

Viewing is a MUST

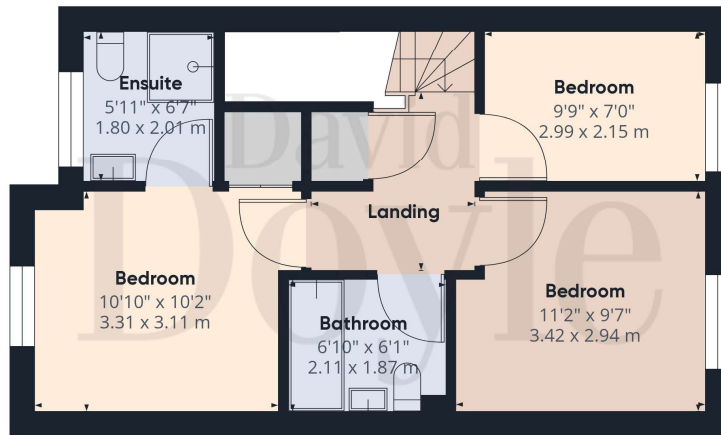
NO UPPER CHAIN

Council Tax Band E

Tenure -Freehold



Approximate total area<sup>m</sup>  
922.93 ft<sup>2</sup>  
85.74 m<sup>2</sup>

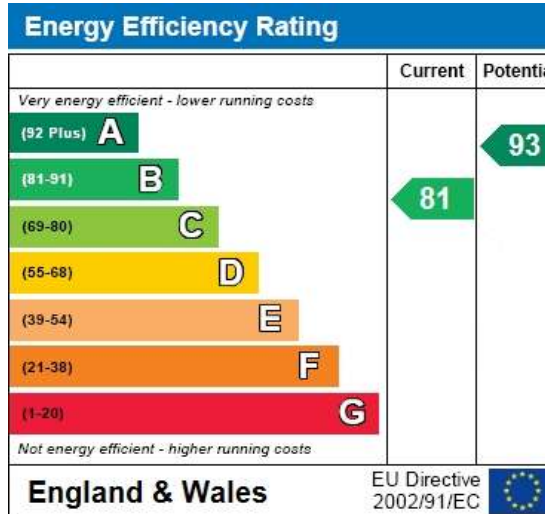


(1) Excluding balconies and terraces

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**

## 2 Jubilee Close, Hemel Hempstead, Hertfordshire, HP2 5BG

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?	2017
Council Tax Band	E
This year council tax charge	2647
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Timber frame
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
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? Yes

If yes please state what rights are in place? left hand neighbour has right of access to their back gate through our carport

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.