

48 Bury Hill, Hemel
Hempstead, Hertfordshire,
HP1 1SR

David
Doyle
Sales and Lettings

Offers in Excess of £670,000 Freehold



Situated in this sought after location is this beautifully presented and surprisingly spacious 5 bedroom semi detached family home that is conveniently located for local shops, schools, amenities and Hemel Hempstead main line station with links to London Euston. The property benefits from generous ground floor accommodation, downstairs shower room, first floor bathroom, ensuite and a Juliet balcony to the master bedroom, garden office and a driveway that offers off road parking facilities.

The ground floor is arranged with a lounge with a bay window with fitted shutters and a feature fireplace, a family room with a cast iron log burning stove, a dining room with Velux windows and bi fold doors that open on to the rear gardens. The kitchen breakfast room is fitted to a high standard with Quartz work surfaces, breakfast bar area and a range of integrated appliances. The ground floor is completed by a useful utility room, downstairs shower room, a welcoming entrance hall with stairs leading to the first floor and a store.

The first floor features 4 bedrooms and a family bathroom, one of the bedroom has a walk in wardrobe and the smallest bedroom is currently used as an office by the current vendors.

The second floor boast an outstanding master bedroom with a range of fitted wardrobes to one wall that also offer access through to the eaves storage, a Juliet balcony that offers far reaching roof top views and a luxuriously fitted ensuite shower room.

To the front of the property is a brick block driveway that offers off road parking facilities. The rear garden is pleasantly private and landscaped with a Slate patio seating area for outside entertaining, feature herbaceous borders, an area laid to lawn and an impressive garden office with power and lighting with a garden shed to the left hand side.

This property is beautifully decorated and presented throughout and viewing is highly recommended.

The nearby 'Old Town` High Street has been described as the prettiest road in the country with Victorian properties, beautiful St Mary`s Church, Town Hall, cobbled streets, restaurants, period public houses and specialist shops it is a pleasure to visit.

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).

Beautifully presented 5 bedroom 3 bathroom semi detached home

Sought after location convenient for local amenities

Living room with a bay window with fitted shutters and a feature fireplace

Family room with a cast iron log burning stove

Dining room with bi fold doors

Kitchen breakfast room. Utility room

Ground floor shower room. First floor family bathroom

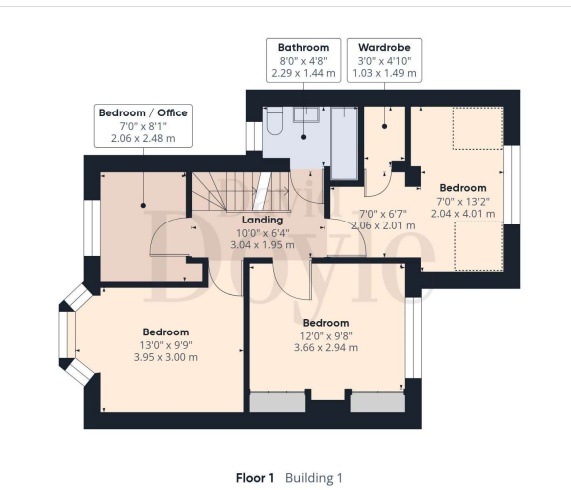
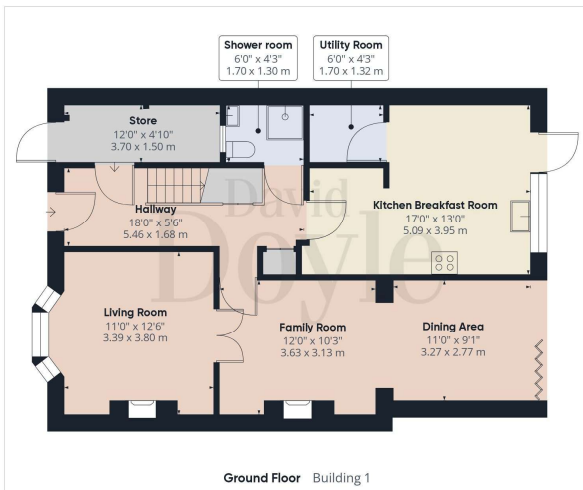
Master bedroom with a Juliet balcony and ensuite shower room

Pleasantly private landscaped rear garden with a garden office

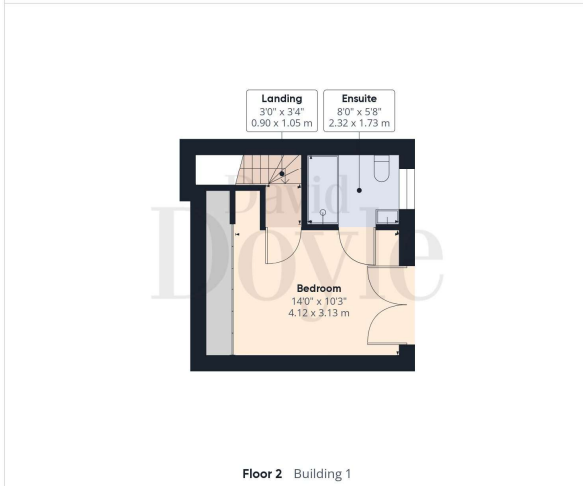
Driveway. Viewing is a MUST

Council Tax Band E

Tenure -Freehold



Approximate total area^m
 1813.29 ft²
 168.46 m²
 Reduced headroom
 25.94 ft²
 2.41 m²



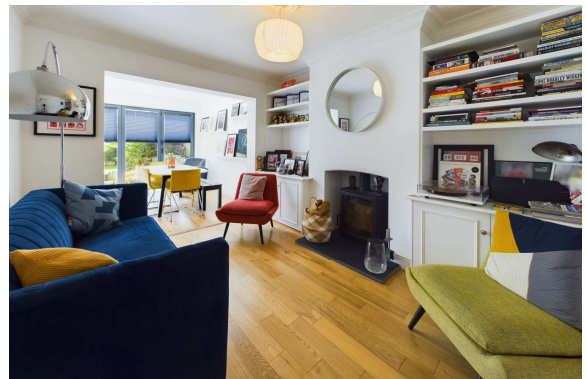
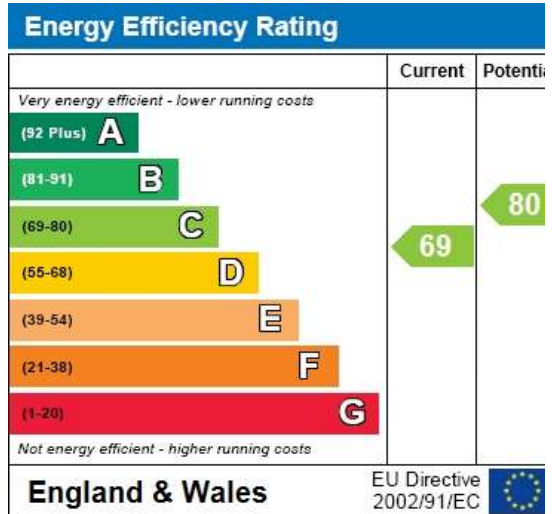
(1) Excluding balconies and terraces

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





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

48 Bury Hill, Hemel Hempstead, Hertfordshire, HP1 1SR

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? 1930

Council Tax Band E

This year council tax charge 2,647.38

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

Please state any costs per annum for parking? nil

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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