

19 Bunkers Lane

Nash Mills

HP3 8AX

David
Doyle
Sales and Lettings

Offers in the region of £780,000 Freehold



A beautifully spacious four bedroom detached chalet bungalow situated in this highly sought after location with far reaching views overlooking Bunkers Park and conveniently located for Abbots Hill School, local amenities and Mainline train stations with links to London Euston. The accommodation comprises a spacious entrance hall with generous storage cupboards, stairs to the first floor and doors to a fantastic living/dining room enjoying glorious views to the front aspect, a fitted kitchen/breakfast room, two bedrooms, a shower room and a conservatory to the ground floor. The first floor boasts two large double bedrooms with wonderful storage facilities and a family bathroom. Externally, the property benefits from a double garage with light and power and generous landscaped gardens to the front and rear, mostly laid to lawn with mature colourful plants trees and shrubs and a driveway to the front providing off street parking for many vehicles. An appointment to view this much loved family home with the benefit of no upper chain is much advised.

Bunkers Lane is ideally situated on the countryside borders of the town and especially convenient for the bustling, vibrant and exclusive village of Kings Langley. For the commuter Apsley and Kings Langley railway stations provides an excellent service to London Euston and the M1/M25 access points are close at hand.

Four Bedroom Detached Chalet Bungalow

Double Garage & Driveway

Fabulous gardens To Front & Rear

Beautiful Outlook Overlooking Bunkers Park

Ground & First Floor Bathrooms

Scope To Update & Extend (STNPC)

Close To Highly Regarded Schooling

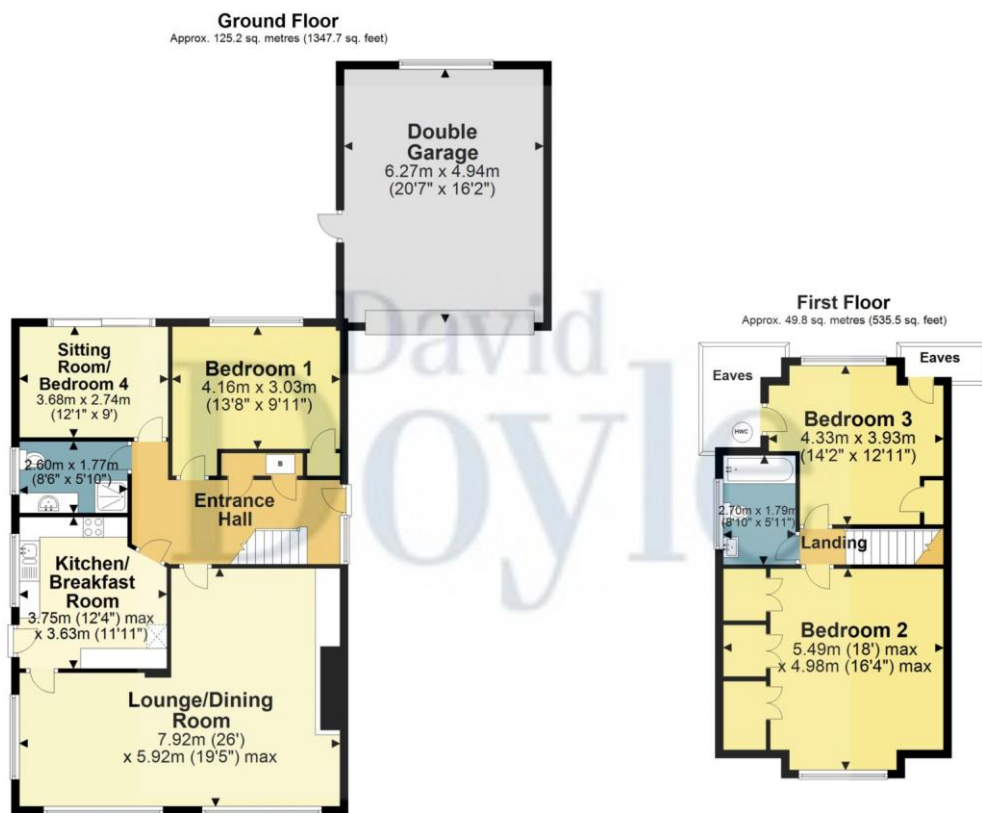
Mainline Stations Close At Hand

NO UPPER CHAIN

Viewing Advised

Council Tax Band G

Freehold

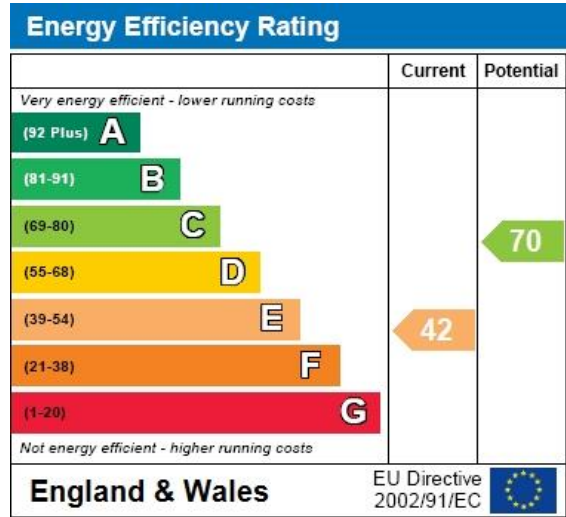


Total area: approx. 175.0 sq. metres (1883.2 sq. feet)

Floorplan is not to scale and to be used for layout guidance only; any measurements shown should NOT be relied upon. Floor Area (Sq/m) includes all areas shown on plan except Balconies, Patios, Eaves, Garden and Parking Areas unless otherwise indicated.

Plan produced using PlanUp.

Scan here for more details





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

19 Bunkers Lane, Hemel Hempstead, Hertfordshire, HP3 8AX

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? 1966

Council Tax Band G

This year council tax charge 3494.45

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? Gas to Warm air

How is your broadband supplied Fibre

What parking facilities does your property have Private/driveway
Garage

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

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.