

**1 Newfield Lane, Hemel  
Hempstead, Hertfordshire,  
HP2 4DU**

David  
**Doyle**  
Sales and Lettings

**Price £575,000** Freehold



A rarely available four bedroom family home with a garage situated in this sought after Adeyfield location convenient for local shops, amenities, schools and travel links. The property is presented in good order throughout with accommodation comprising an entrance hall with stairs to the first floor and doors to the formal living room (currently used as a bedroom), the generous open plan dining/sitting room enjoying lovely views of the rear garden and the spacious kitchen/family room arranged with a vast range of wall and base units, coordinating work surfaces and a distinct family/dining area with patio doors opening to the rear garden. Finishing the ground floor accommodation is the guest WC and large integrated garage. To the first floor is a spacious landing with doors to four good sized bedrooms, the master with an attractive range of fitted wardrobes and the family bathroom fitted in a white suite with chrome fittings. Externally, the rear garden is south easterly facing, of excellent size and attractively arranged with a lawn and patio seating areas, mature plants and shrubs and fenced boundaries. To the front of the property is hard standing for multiple vehicles and access to the garage. With the added benefits of gas central heating and double glazing, an appointment to view is a must to appreciate this fantastic 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.

Four Bedroom Family Home

Garage

South Easterly Facing Garden

Rarely Available Corner Position

Close To Schools & Amenities

Good Order Throughout

Annexe Potential

Viewing Highly Recommended

Council Tax Band D

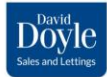
Tenure -Freehold



Ground Floor



Floor 1



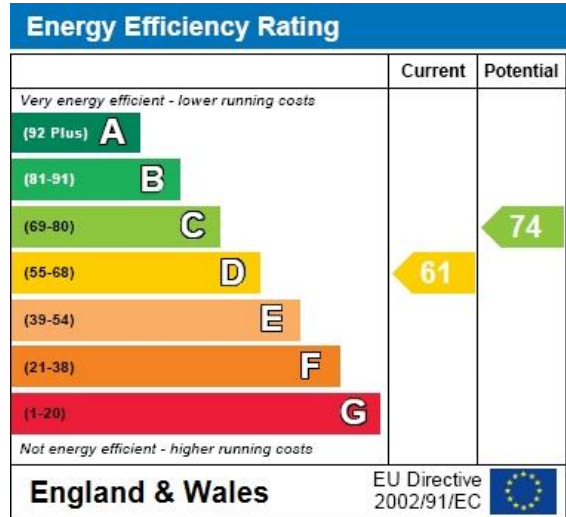
Approximate total area<sup>(1)</sup>  
 1817.16 ft<sup>2</sup>  
 168.82 m<sup>2</sup>

(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.

GIRAFFE 360

Scan here for more details





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

# 1 Newfield Lane, Hemel Hempstead, Hertfordshire, HP2 4DU

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? Early 1950's

Council Tax Band D

This year council tax charge £2166

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  
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

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