

48 Honeycross Road

Chaulden

HP1 2JA

OIEO £550,000 Freehold

David
Doyle
Sales and Lettings



A rarely available four bedroom family home with a detached garage and driveway parking situated in this popular HP1 location enjoying beautiful far reaching views and close to excellent amenities, highly regarded schooling and Mainline Railway Station offering links to London Euston. The property has been well maintained by its current owners and the accommodation comprises a spacious entrance hall with stairs to the first floor and doors to the bright living/dining room, a storage cupboard and the lovely kitchen/breakfast room with a range of wall and base units, coordinating work surfaces, space for appliances, a breakfast bar, larder area and doors to a very useful utility room, WC and a conservatory enjoying views of the rear garden. To the first floor is a landing with loft access via a pull down ladder and doors to four bedrooms, all of good size and the generous family bathroom arranged with a white suite and chrome fittings. Externally, the rear garden is a particular feature of the property being generous in size with patio seating areas, colourful mature plants, trees and shrubs, a hard standing with a summer house and fenced boundaries. The property also benefits from a detached garage with access via a gated driveway. To the front of the garden is a further mature garden area and a further driveway. With scope to extend or develop subject to the necessary planning consents, we strongly recommend an internal viewing to really appreciate this excellent 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.

A Rarely Available Four Bedroom Family Home

Detached Garage With Gated Driveway

Fantastic Far Reaching Countryside Views

Close To Schools, Amenities & Lovely Walks

Mature Colourful Gardens

Large Loft With Pull Down Ladder And Velux Window

Scope To Extend /Develop Subject To Necessary Planning Consents

Further Driveway To Front Of Property

Recently Replaced `Vaillant` Boiler

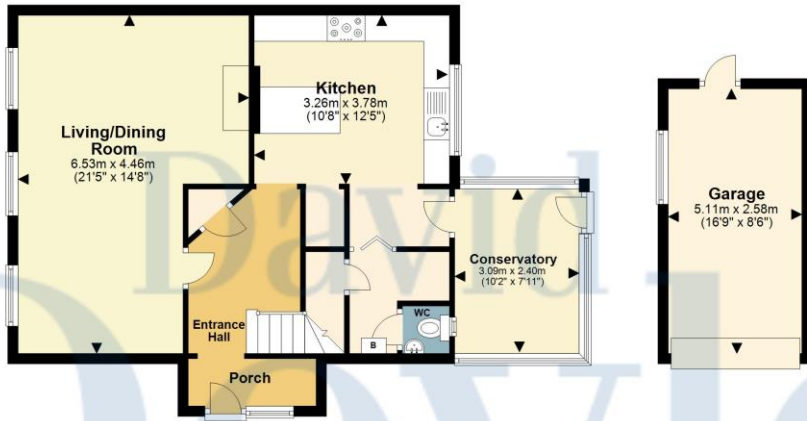
Viewing Strongly Advised

Council Tax Band E

Freehold

Ground Floor

Approx. 78.0 sq. metres (839.8 sq. feet)



First Floor

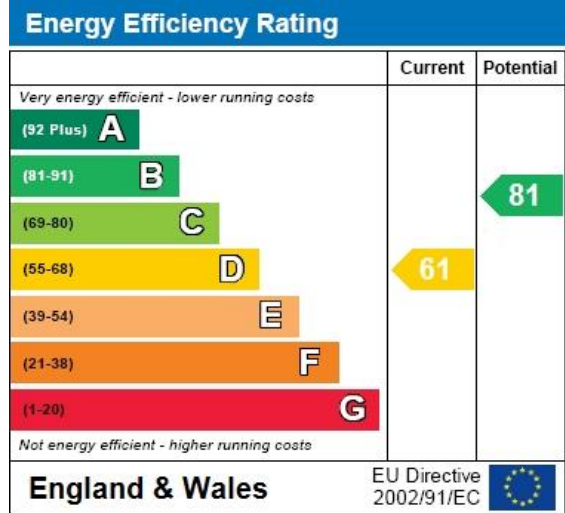
Approx. 54.5 sq. metres (586.5 sq. feet)



Total area: approx. 132.5 sq. metres (1426.3 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

Scan here for more details





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

48 Honeycross Road, Hemel Hempstead, Hertfordshire, HP1 2JA

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? 1952

Council Tax Band E

This year council tax charge £2,650

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
Garage

Please state any costs per annum for parking None

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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