

**11 Corner Hall, Hemel
Hempstead, Hertfordshire,
HP3 9HN**

David
Doyle
Sales and Lettings

Offers in Excess of £350,000 Freehold



Located a mere stones throw from the charming Plough Gardens, this exquisite Grade II listed two-bedroom cottage exudes character and comfort. Its prime location boasts proximity to the scenic Hemel Hempstead Cricket pitch, the tranquil River Gade, and Heath Park Moor. Convenience is key, with local shops and amenities within easy reach, as well as the Hemel Hempstead and Apsley mainline stations, ensuring connectivity is at your doorstep. This property is a harmonious blend of historical allure and modern accessibility, making it a truly desirable home.

The ground floor is arranged with a good sized living room with a feature fireplace and beamed ceiling, a kitchen dining room fitted with a range of wall and floor mounted units and a door leading to the rear gardens. The ground floor is completed by an entrance hall with a useful cloaks cupboard. The flooring to the ground floor is laid with a wood effect Karndean flooring and radiators have been fitted throughout the ground floor by the current vendors.

The first floor features 2 bedrooms and a shower room that is fitted in white with chrome fittings. Access to the large loft space is on offer from both the landing and main bedroom.

The rear garden is pleasantly private and arranged with a patio seating area otherwise mainly laid to lawn.

Viewing is highly recommended to fully appreciate this pretty period cottage. NO UPPER CHAIN.

Enviably positioned near the quaint Boxmoor Village, this delightful property is a haven of convenience, offering swift access to a diverse array of shopping options and local amenities. These include the community-centric Village Hall and Playhouse, a selection of inviting restaurants, traditional public houses, and a modern Leisure Centre. The Moor, a picturesque expanse, presents a cricket pitch set against the backdrop of the Grand Union Canal and the meandering River Bulbourne. Additionally, the nearby mainline railway station provides a swift and efficient 26-minute journey to London Euston, making it an ideal abode for those seeking both pastoral charm and metropolitan connectivity.

Beautifully presented 2 bedroom Grade II listed cottage

Conveniently located for Boxmoor Trust land, Plough Gardens and local amenities

Both Apsley and Hemel Hempstead stations are close to hand

Living room with a feature fireplace

Kitchen dining room

First floor family shower

Pleasantly private rear garden

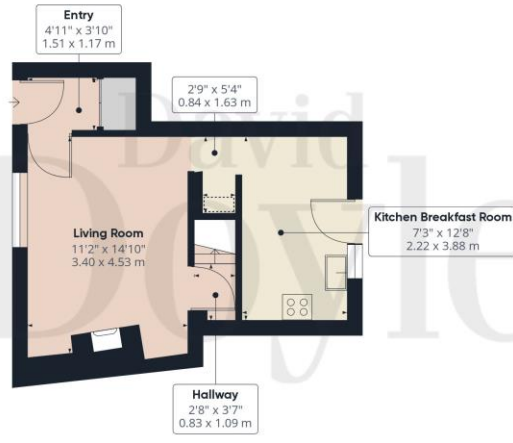
NO UPPER CHAIN

Viewing highly recommended

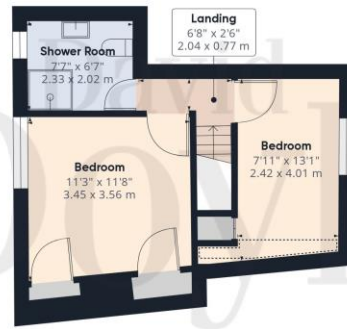
Call NOW to arrange a viewing

Council Tax Band C

Tenure -Freehold



Ground Floor



Floor 1

Approximate total area¹⁾
638.62 ft²
59.33 m²

Reduced headroom
13.35 ft²
1.24 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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

11 Corner Hall, Hemel Hempstead, Hertfordshire, HP3 9HN

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? before 1900

Council Tax Band C

This year council tax charge £1925.37

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 None

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?	Yes
What grade of listing is the property?	Grade 2
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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