

**128 Chaulden Lane, Hemel
Hempstead, Hertfordshire,
HP1 2BT**

David
Doyle
Sales and Lettings

Offers over £700,000 Freehold



Located in a highly sought after position, this 3 bedroom semi-detached family home enjoys far reaching views over the open playing field opposite and towards the countryside beyond. The property offers spacious and well arranged accommodation, excellent off road parking facilities and a beautiful rear garden.

The ground floor is arranged with a generous living room with a feature fireplace and bay window, a dining room and a dual aspect sitting room with a pair of French doors that open on to the rear gardens patio seating area. The ground floor is completed by an impressive entrance hall with stairs leading to the first floor, a porch, a guest cloak room and a dual kitchen breakfast room with useful side access. The kitchen is fitted with a range of shaker style wall and floor mounted units and colour coordinated work surfaces.

The first floor features 3 bedrooms, a study / craft room, a good sized family bathroom all accessed from the first floor landing with a useful storage cupboard and access to the loft space. The primary bedroom offers stunning far reaching views over the open playing field opposite and towards the countryside beyond and a connecting door to the second bedroom that also has access direct from the landing. The family bathroom is fitted in white and comprised a shower cubical, a corner bath, a low level WC and a vanity unit with a wash hand basin with mixer tap.

The front garden that enjoys a view towards the Grand Union Canal and the River Bulbourne is mainly laid to lawn and has a tumble brick block driveway that offers excellent off road parking facilities and double gated side access to an additional side driveway that also offers access to the garage.

An outstanding feature of this property is its beautifully landscaped and pleasantly private rear garden arranged with a patio seating area for outside entertaining, variegated herbaceous borders, an area laid to lawn and towards the gardens end useful storage sheds and a green house.

Viewing is highly recommended. The property also benefits from a recently fitted combination boiler.

Being located in close proximity to '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 open field opposite is a beautiful open space next to Grand Union Canal, River Bulbourne and Camelot Rugby Club. The property is also conveniently located for sought after schooling, local shops and amenities. The mainline railway station offers an excellent service to London Euston (26 mins).

Located in this highly sought after position is this 3 bedroom semi detached family home

Stunning far reaching views over an open playing field opposite and towards the countryside beyond

Spacious and flexible accommodation, Living room. Dining Room. Sitting room

Dual aspect kitchen breakfast room

Downstairs guest cloak room

First floor family bathroom

First floor study / craft room

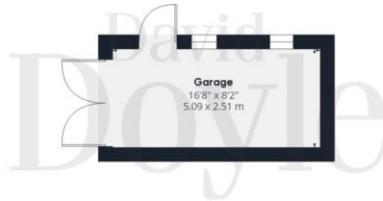
Stunning and pleasantly private rear garden

Driveway providing excellent off road parking facilities. Garage

Viewing is a MUST

Council Tax Band E

Tenure -Freehold



Approximate total area⁽¹⁾

1553.12 ft²
144.29 m²

(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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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

128 Chaulden Lane, Hemel Hempstead, Hertfordshire, HP1 2BT

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?	1920
Council Tax Band	E
This year council tax charge	24/25 £2647.38
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 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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