

**14 Aycliffe Drive, Hemel
Hempstead, Hertfordshire,
HP2 6DE**

David
Doyle
Sales and Lettings

OIEO £375,000 Freehold



This 3 bedroom family home is conveniently located for local shops schools and amenities and benefits from a garage located to the rear and accessed via Welwyn Court. The property offers spacious and well arranged accomodation and a pleasantly private rear garden.

The ground floor is arranged with a good sized living room and a separate dining room that alsop benefits from a pair of French doors that open on to the rear gardens patio seating area. The kitchen if fitted with a range of wall and floor mounted units and colour coordinated worksurfaces. The ground floor is completed by a useful guest cloak room and a welcoming entrance hall with stairs leading to the first floor,

The first floor features 3 bedrooms and a family bathroom that is fitted in white with chrome fittings.

The property has both front and rear gardens, the rear garden is pleasantly private and landscaped with a patio seating area for outside entertaining, an area laid to lawn,, herbaceous borders, a storage shed and secure gated rear access that leads out towards the garage that is located in a nearby block.

Viewing is highly recommended.

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.

Well presented 3 bedroom family home with a garage to the rear

Conveniently located for local shops, schools and amenities

Good sized living room and a separate dining room with French doors to the rear garden

Fitted kitchen

Guest cloak room

First floor family bathroom

Pleasantly private rear garden

Double glazing

Gas heating to radiators

Viewing is a MUST

Council Tax Band C

Tenure -Freehold

Ground Floor Building 1

Floor 1 Building 1

Ground Floor Building 2

Ground Floor Building 3

Approximate total area⁽¹⁾
1130.86 ft²
105.06 m²

Reduced headroom
13.78 ft²
1.28 m²

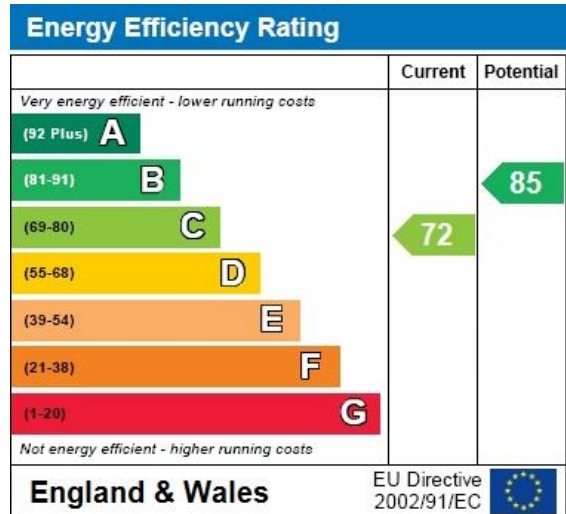
(1) Excluding balconies and terraces

☒ 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





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

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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?	1970s
Council Tax Band	C
This year council tax charge	1925
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	Garage
Please state any costs per annum for parking	0
Are you aware of any asbestos containing material in the property?	Yes
If yes please state	Possible in old boiler cupboard door

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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