

2 Vauxhall Road

Adeyfield

HP2 4HW

OIEO £440,000 Freehold

David
Doyle
Sales and Lettings



Situated on this wide plot that narrows to the rear is this 3 bedroom end of terrace family home with a garage and NO UPPER CHAIN offers scope to extend or potential development SSTNC. The property is conveniently located for local shops, schools and amenities.

The ground floor is arranged with a good sized living room, a separate dining room the leading to a conservatory, a fitted kitchen, utility room, downstairs toilet, workshop / store and a welcoming entrance hall. The first floor features 3 bedrooms and a family bathroom.

Externally the property benefits from both front and rear gardens along with a driveway that offer off road parking and leads to a garage with an up and over garage door.

The rear garden is pleasantly private and landscaped with a patio seating area, herbaceous borders, an area laid to lawn and a useful lean to store that offers access to both the front and rear garden.

Viewing highly recommended.

Hemel Hempstead, with its Malls of Riverside and The Marlowes, provides a comprehensive range of shopping facilities and amenities. For commuters, easy access to the M1 and M25 is available, and the mainline railway station offers a swift and frequent service to London Euston.

This 3 bedroom family home offers scope to extend or potential development STNC

Conveniently located for local shops, schools and amenities

Living room

Dining room

Conservatory

Fitted kitchen. Utility room

First floor family bathroom

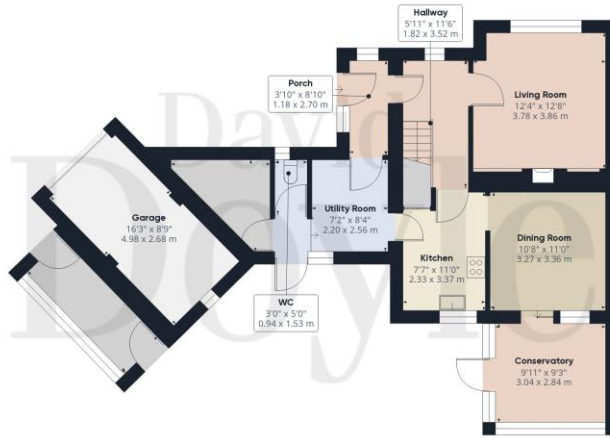
Both front and rear gardens

Garage and driveway

NO UPPER CHAIN

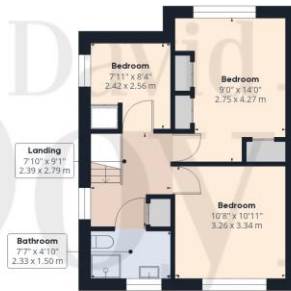
Council Tax Band C

Freehold



Ground Floor

Approximate total area¹⁾
1330.1 ft²
123.57 m²



Floor 1

(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.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Scan here for more details





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

2 Vauxhall Road, Hemel Hempstead, Hertfordshire, HP2 4HW

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? 1960's

Council Tax Band d

This year council tax charge 2000

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 None connected

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? Yes

If yes please give details of the adaptations
stair lift

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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