

7 Avon Square
Hemel Hempstead
HP2 6DZ

£375,000 Freehold

David
Doyle
Sales and Lettings



An excellent example of a three/four bedroom townhouse which has been updated and well maintained by its current owners and offers flexible accommodation over three floors. The ground floor accommodation comprises an entrance hall with stairs to the first floor and doors to a guest WC and a reception room/bedroom 4 offering multi purpose living space. To the first floor is the fitted kitchen/breakfast room with a range of fitted units, coordinating work surfaces and space for plumbing for white goods. A hallway leads to the bright and spacious living room with views to the rear aspect and stairs leading to the second floor which is arranged with three well proportioned bedrooms, the master with a range of fitted wardrobes and the family bathroom, fitted in white with chrome fittings. Externally, the property benefits from a lovely rear garden arranged with patio seating areas, a lawned area with mature plants and shrubs, fenced boundaries, a shed and gated access to the gardens end. To the front of the property is a driveway providing off street parking facilities and the very useful garage accessed via an up and over door. The property is located close to excellent amenities, schools and travel links and an early viewing is strongly 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.

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.

Four Bedroom Family Home

Garage & Off Street Parking

Accommodation Over Three Floors

Good Order Throughout

Close To Amenities & Travel Links

Mature Rear Garden

Lovely Bright Living Room

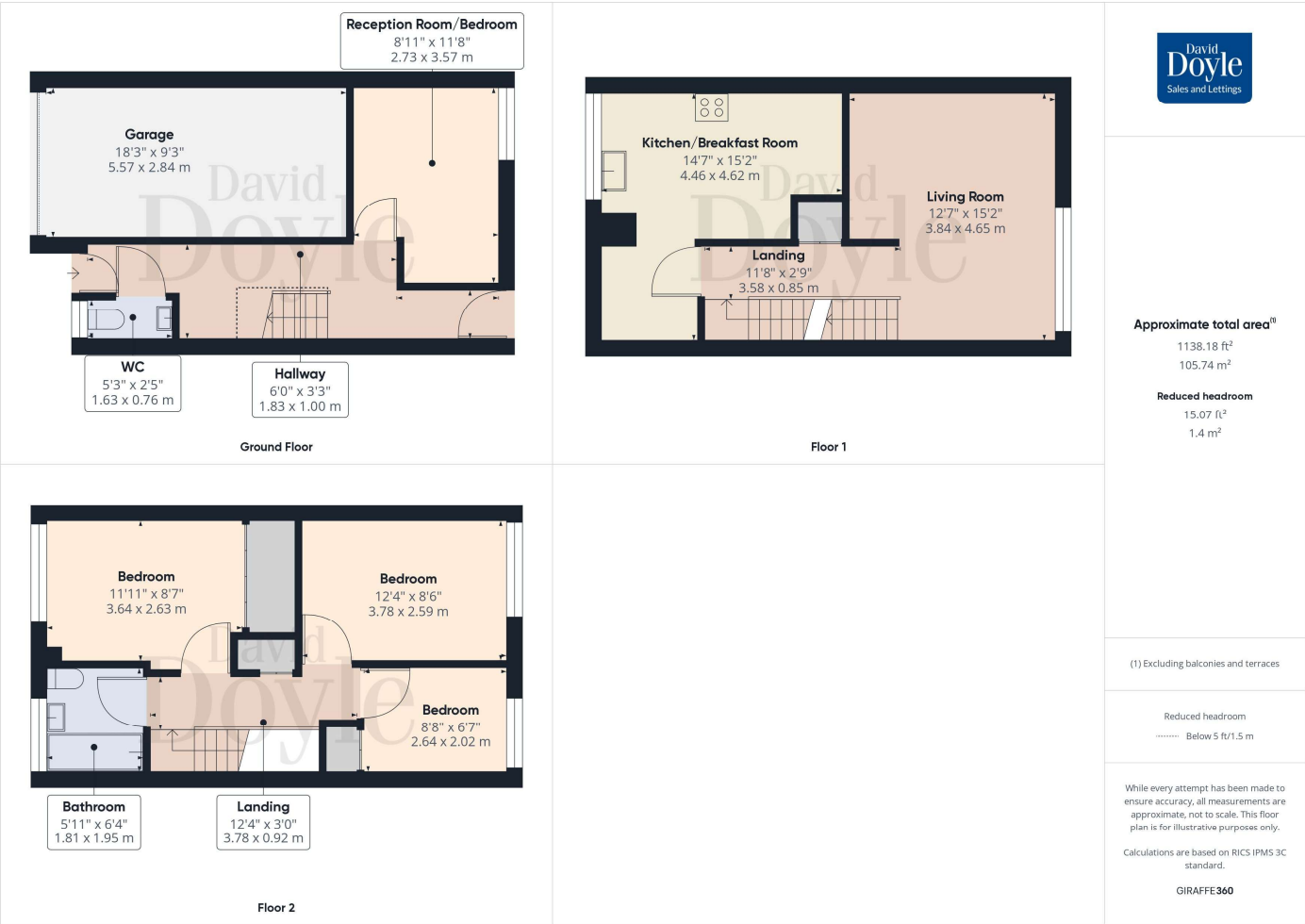
Kitchen/Breakfast Room

Ground Floor Cloaks

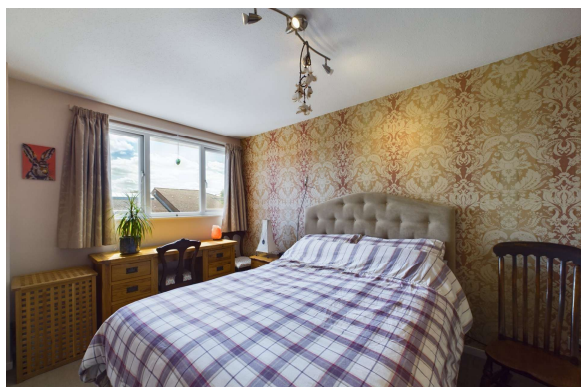
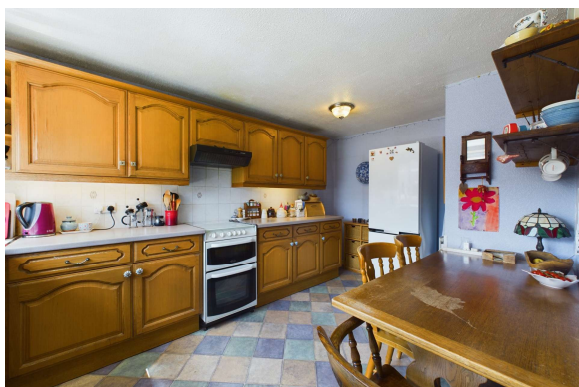
Viewing Advised

Council Tax Band C

Freehold







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

7 Avon Square, Hemel Hempstead, Hertfordshire, HP2 6DZ

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? 1970

Council Tax Band C

This year council tax charge Single occupant reduced rate. Not sure of full rate

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Breeze block and timber

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

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.