

Glen View Cottage, 17 South Hill Road, Hemel Hempstead, Hertfordshire, HP1 1JB

David
Doyle
Sales and Lettings

Offers Over £550,000 Freehold



An excellent family home situated in this popular HP1 location close to excellent amenities, highly regarded schooling and travel links. The property has been extended and well maintained by the current owners and is offered in good decorative order throughout with accommodation approaching 1300 sq ft. Arranged over 4 floors, the property comprises a hallway with stairs to the first floor and a door to the dual aspect living/dining room with an attractive feature fireplace and opening to the fitted kitchen arranged with a range of wall and base units, coordinating work surfaces, integrated appliances and space and plumbing for white goods. A door from the dining area leads to the basement, currently used as an office with a personal door to the garden and a door to a large shower and utility room. To the first floor are two bedrooms, one of which being of magnificent size and the family bathroom, fitted in a traditional white suite with chrome fittings.

Stairs from the landing lead to the second floor master bedroom suite comprising a generous double bedroom, eaves storage, velux windows and separate contemporary bathroom. Externally, the rear garden is of excellent size and comprises a decked patio seating area and steps leading to a large lawn with fenced boundaries, plants and shrubs, a shed and further seating area to the gardens end. To the front of the property is a further paved garden area with walled boundaries. Offered in good order throughout, this lovely family home is a must see and an internal viewing is a must to truly appreciate.

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.

3/4 Bedroom Family Home Over Four Floors

Sought After Boxmoor Borders Position

Generous Rear Garden

Dual Aspect Living Room With Feature Fireplace

Three Bathrooms

In Catchment for Hemel Hempstead School

Perfect For A Growing Family

Two Room Basement, With Access To Garden

Well Presented Throughout

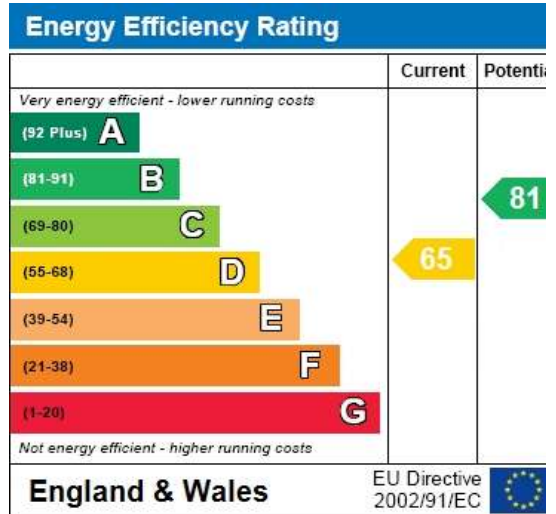
Viewing Advised

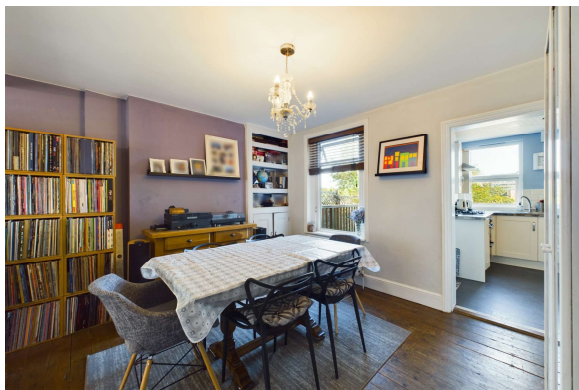
Council Tax Band D

Tenure -Freehold



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?	1892
Council Tax Band	D
This year council tax charge	2066
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	Cable
What parking facilities does your property have	Permit Parking
Please state any costs per annum for parking	Approx £40 residents permit plus visitor vouchers
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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