

45 Hunters Oak, Hemel  
Hempstead, Hertfordshire,  
HP2 7SX

David  
**Doyle**  
Sales and Lettings

Offers Over £500,000 Freehold



This well presented 3 bedroom detached family home with an ensuite to the master bedroom and a pleasantly private rear gardens is located on this sought after modern development with conveniently access local shops, amenities, sought after schooling while St Albans and Harpenden are close at hand.

The ground floor is arranged with a generous living room that offers access to the rear garden, a separate dining room. a recently refitted kitchen and a useful guest cloak room.

The first floor features 3 bedrooms and a family bathroom while the master bedroom also benefits from an ensuite shower room.

To the front of the property is a driveway that offers excellent off road parking. The rear garden is an outstanding feature and is pleasantly private and landscaped with patio seating areas, an area laid to lawn, variegated herbaceous borders and gated side access.

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 detached family home

Sought after modern development

Generous living room and a separate dining room

Refitted kitchen

Useful downstairs guest cloak room

Master bedroom with an ensuite shower room

First floor family bathroom

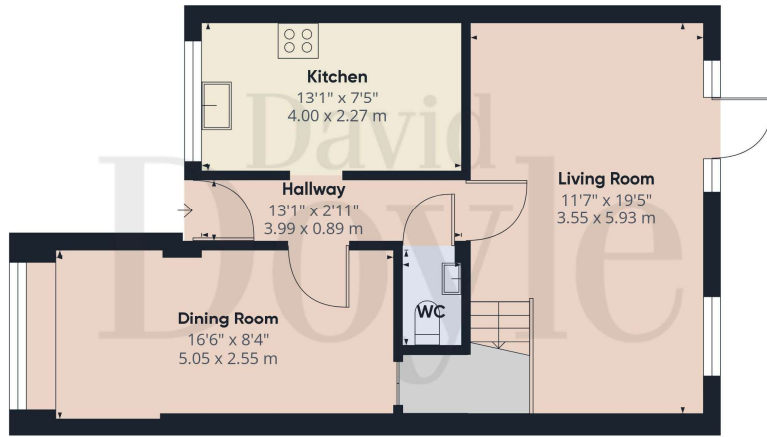
Driveway

Pleasantly private rear garden

Viewing is a MUST

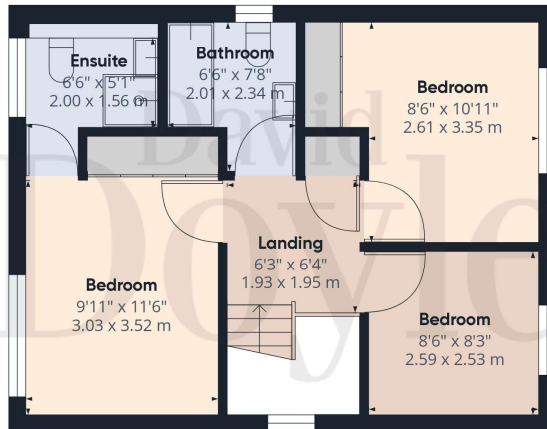
Council Tax Band E

Tenure -Freehold



Ground Floor

Approximate total area<sup>m</sup>  
965.09 ft<sup>2</sup>  
89.66 m<sup>2</sup>



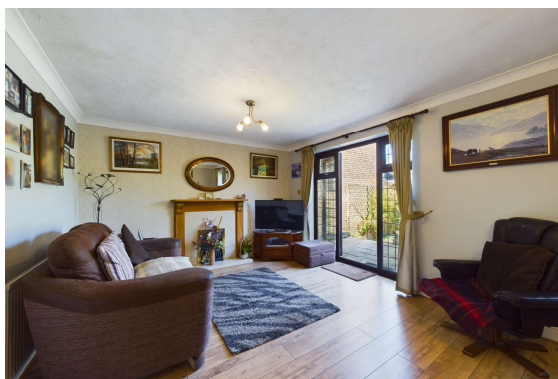
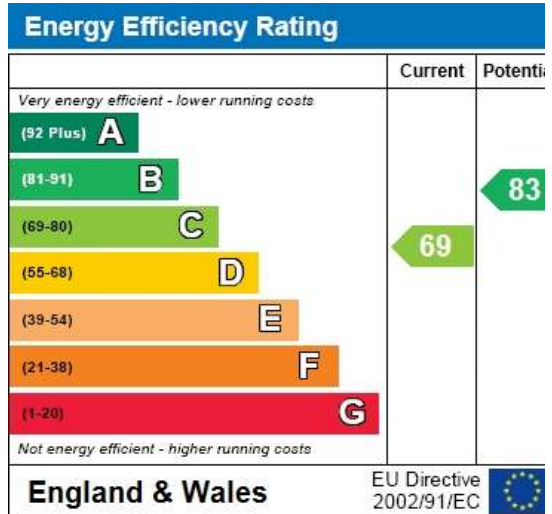
Floor 1

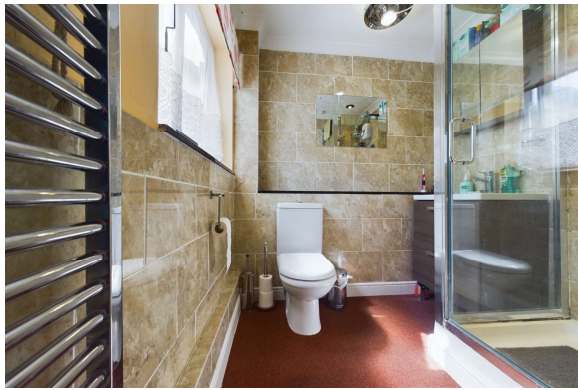
(1) Excluding balconies and terraces

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.

GIRAFFE360

Scan here for more details





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## 45 Hunters Oak, Hemel Hempstead, Hertfordshire, HP2 7SX

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?	1984
Council Tax Band	Band E
This year council tax charge	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
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.