

15 Dunlin Road
Hemel Hempstead
HP2 6LU

David
Doyle
Sales and Lettings

OIEO £400,000 Freehold



This well presented 4 bedroom family home is situated in a cul de sac while offering spacious and flexible accommodation. The property is conveniently located for shops, schools, amenities and Motorway networks. The ground floor is arranged with a an impressive open plan kitchen dining room, a separate living room, bedroom 4 / family room, guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The kitchen dining room is an outstanding feature of this property with a pair of double glazed French doors that offer access to the rear garden, an extensive range of shaker style units, colour coordinated work surfaces and a matching breakfast bar area. The first floor features 3 good sized bedroom and a family bathroom, To the front of the property is a brick block driveway that offers excellent off road parking facilities, while the rear garden is pleasantly private and landscaped with a patio and decked seating areas, an area laid to lawn, fenced boundaries and gated rear access. With double glazing and gas heating to radiators 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 4 bedroom home in a cul de sac location

Convenient for local shops, schools amenities and Motorway networks

Impressive open plan kitchen dining room

Living room

Family room / Bedroom 4

Guest cloak room

First floor family bathroom

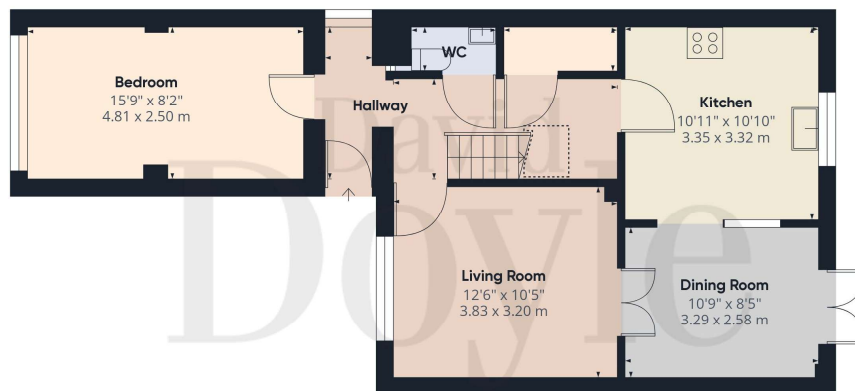
Driveway

Rear garden

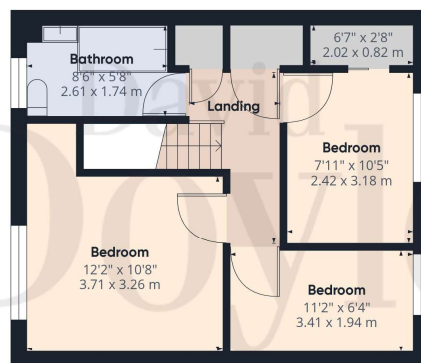
Viewing is a MUST

Council Tax Band C

Tenure -Freehold



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1045.34 ft²
97.12 m²

Reduced headroom

6.88 ft²
0.64 m²

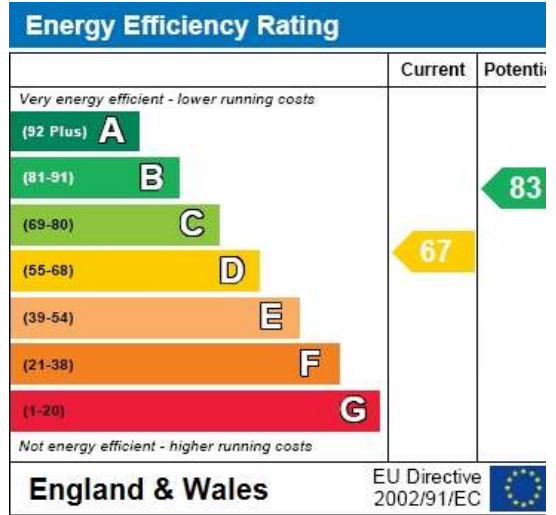
(1) Excluding balconies and terraces

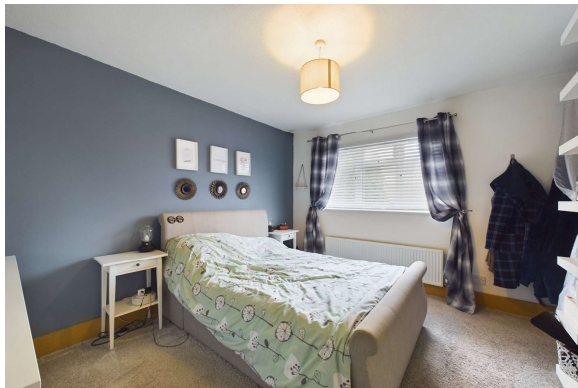
Reduced headroom
(below 1.5m/4.92ft)

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

15 Dunlin Road, Hemel Hempstead, Hertfordshire, HP2 6LU

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
Council Tax Band	C
This year council tax charge	1800
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Poured Concrete
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	Private/driveway
Please state any costs per annum for parking	0
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.