

**10 Orchid Drive
Hemel Hempstead
HP2 4FT**

David
Doyle
Sales and Lettings

Guide Price £375,000 Freehold



A well proportioned and tastefully presented 2 double bedroom home with allocated parking situated in this rarely available Cul de Sac close to the Town Centre, excellent amenities and highly regarded schooling. The accommodation is pleasantly spacious and comprises a hallway leading to a generous fitted kitchen arranged with ample units providing excellent cupboard space, coordinating work surfaces and integrated appliances, a guest WC and a well proportioned living room with patio doors opening to the rear garden which has been arranged with low maintenance in mind and comprising patio seating areas, artificial lawn, a shed, fenced boundaries and gated side access leading to the front of the property which enjoys attractive grounds and an allocated parking space. To the first floor are two excellent double bedrooms with ample storage and views to the front of the property from Bedroom One and views to the rear of the property from Bedroom Two. The family bathroom is also of good size and comprises a white suite with complimentary tiled walls and chrome fittings. Further benefits include Gas central heating and double glazing. An internal viewing is highly recommended to appreciate this lovely well maintained property.

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.

Two Double Bedroom Freehold Property

Allocated Parking

Close To Town Centre & Amenities

Good Condition Throughout

Wider Than Average Doorways

Fitted Kitchen

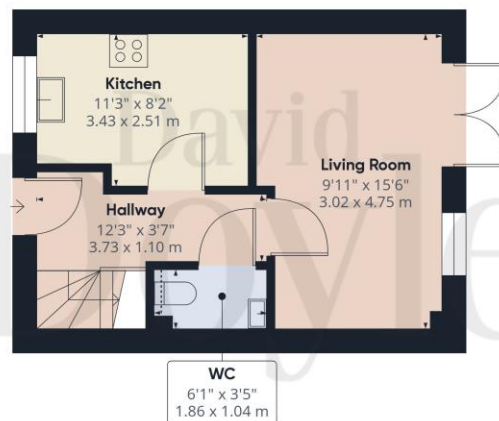
Low Maintenance Garden

Spacious Room Sizes

Viewing a Must

Council Tax Band C

Freehold



Ground Floor



Floor 1



Approximate total area⁽¹⁾

702.88 ft²
65.3 m²

Reduced headroom

0.86 ft²
0.08 m²

(1) Excluding balconies and terraces

Reduced headroom

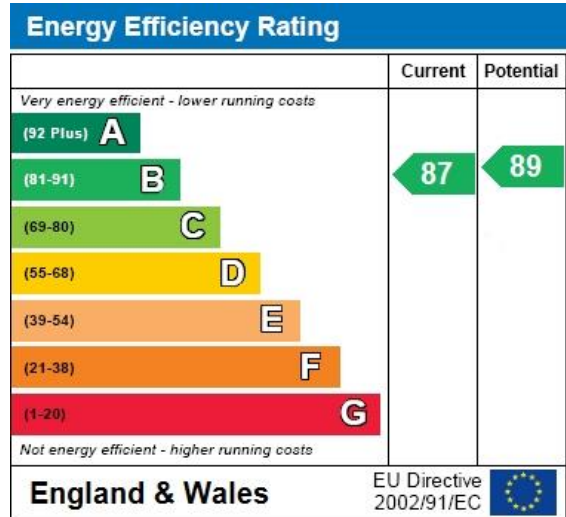
----- Below 5 ft/1.5 m

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 TO BOOK A VIEWING

10 Orchid Drive, Hemel Hempstead, Hertfordshire, HP2 4FT

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? 2014

Council Tax Band C

This year council tax charge 1925.37

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road Yes

Please confirm amount, frequency and details of the management company Hightown £46 pm

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 Allocated Parking

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

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