

4 Jubilee Close

Adeyfield

HP2 5BG

David  
**Doyle**  
Sales and Lettings

Price £550,000 Freehold



An immaculately presented three bedroom family home with a double length driveway that has been well maintained by its current owners and is situated in this select development close to excellent amenities, highly regarded schooling and travel links. The property offers well planned accommodation comprising a spacious hallway with doors to a guest cloakroom, bright and spacious living room and a fitted kitchen/breakfast room with a range of wall and base units, integrated appliances, coordinating work surfaces, breakfast bar and patio doors opening to the rear garden. To the first floor is a generous landing with loft access and doors to three well proportioned bedrooms, the master with an en suite shower room and the family bathroom. Externally, the property is situated on a generous plot and arranged with lawn, patio seating area, fenced boundaries and a very useful side access to the front of the property offering a further garden area and driveway for two cars. Offered in tasteful decorative order throughout and with approximately four years remaining on the new build warranty, an appointment to view is highly recommended to appreciate this excellent family home.

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.

Immaculate Three Bedroom Family Home

Select Adeyfield Development

Tasteful Decor Throughout

Private Rear Garden

Double Length Driveway

Side Access

Master With Ensuite

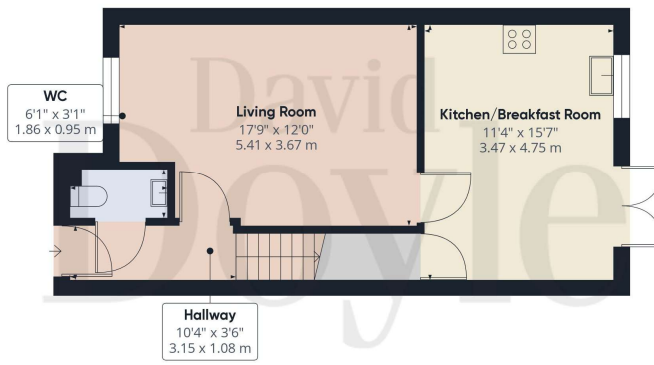
Luxury Kitchen/Breakfast Room

Close To Schools & Amenities

Viewing Advised

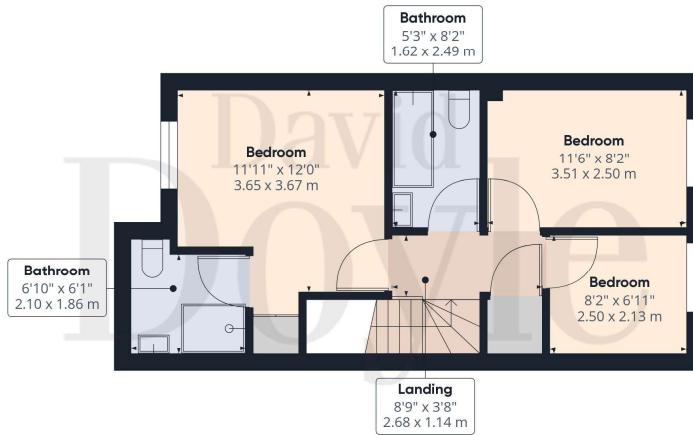
Council Tax Band E

Freehold



Ground Floor

Approximate total area<sup>m</sup>  
885.22 ft<sup>2</sup>  
82.24 m<sup>2</sup>



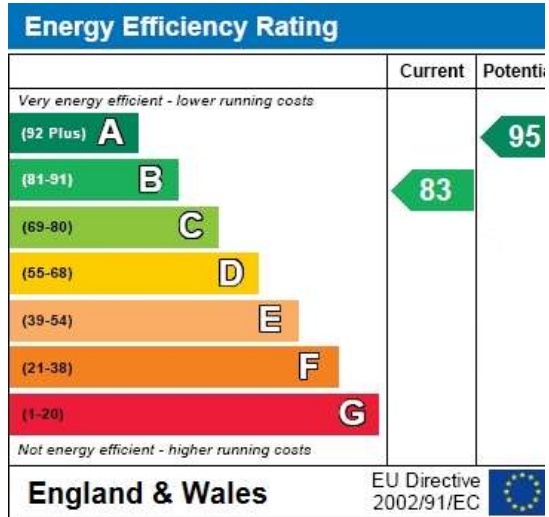
Floor 1

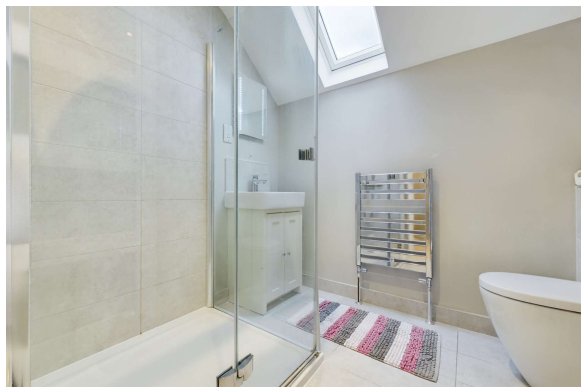
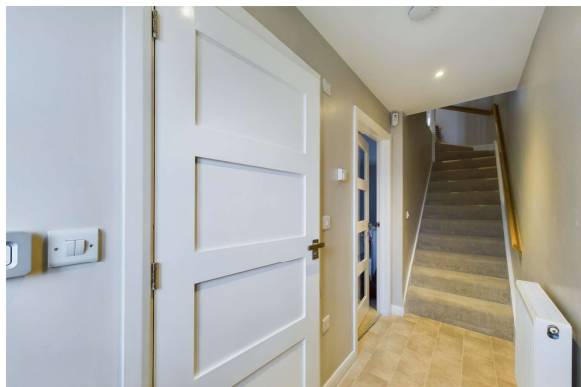
(1) Excluding balconies and terraces

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**

## 4 Jubilee Close, Hemel Hempstead, Hertfordshire, HP2 5BG

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? 2017

Council Tax Band E

This year council tax charge 2200

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Timber frame

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 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.