

16 Pescot Hill, Hemel  
Hempstead, Hertfordshire,  
HP1 3HB

David  
**Doyle**  
Sales and Lettings

Price £450,000 Freehold



Located in this sought after situation and conveniently located for local shops, schools and amenities is this well presented 3 bedroom family home with extended living accommodation and parking.

The ground floor is arranged with a good sized living room, a family area, study and an open plan kitchen dining room. The ground floor is completed by a useful downstairs cloak room and a welcoming entrance hall with stairs leading to the first floor.

The first floor features 3 bedrooms and a family bathroom, the primary bedroom benefits from a range of fitted wardrobes and the landing offers access to a useful loft space.

To the front of the property is a driveway that offers excellent off road parking facilities and the rear garden is pleasantly private and landscaped with low maintenance in mind and is mainly laid with a patio for outside entertaining, herbaceous borders, fenced boundaries and a useful garden shed.

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.

Sought after location convenient for local amenities

Well presented 3 bedroom family home with extended living accommodation

Good sized living room

Family area. Study

Open plan kitchen dining room

Downstairs cloak room

First floor family bathroom

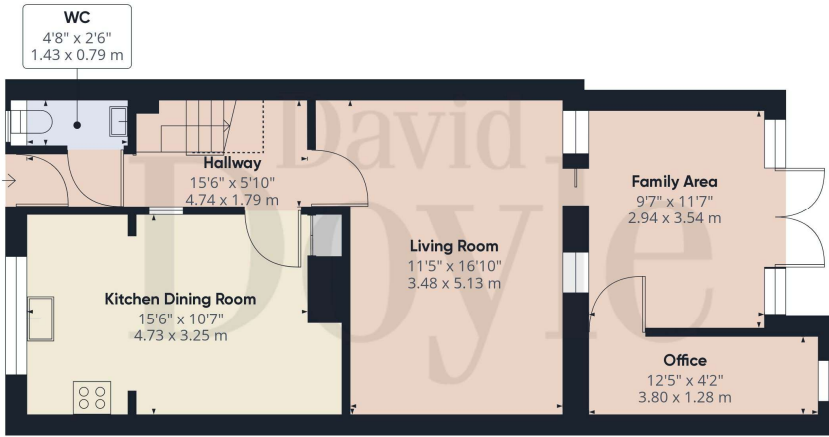
Driveway

Pleasantly private rear garden

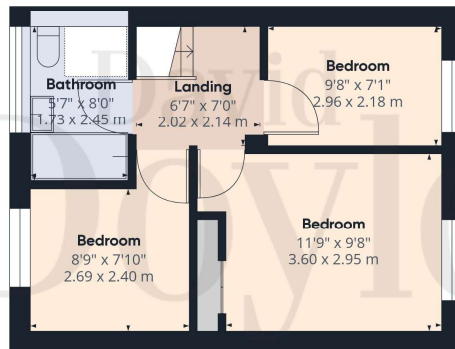
Viewing is a MUST

Council Tax Band C

Tenure -Freehold



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
979.95 ft<sup>2</sup>  
91.04 m<sup>2</sup>

**Reduced headroom**  
10.33 ft<sup>2</sup>  
0.96 m<sup>2</sup>

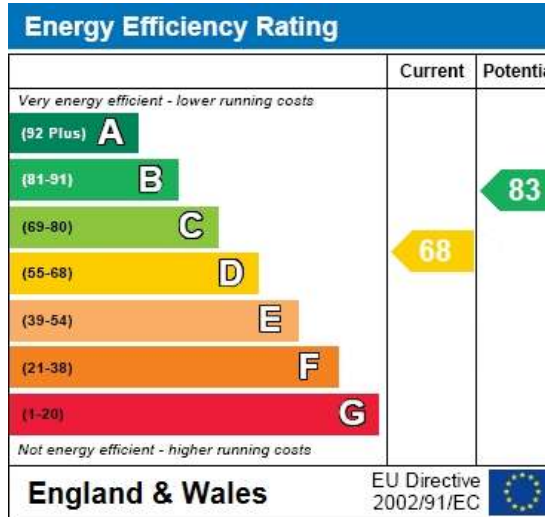
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

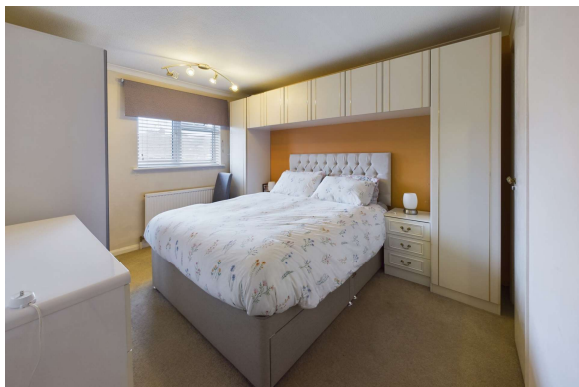
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details







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

## 16 Pescot Hill, Hemel Hempstead, Hertfordshire, HP1 3HB

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?	1970
Council Tax Band	C
This year council tax charge	1930
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	0
Are you aware of any asbestos containing material in the property?	No

Are smoke alarms installed at the property? No

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.