

**28 Burns Drive, Hemel  
Hempstead, Hertfordshire,  
HP2 7NR**

David  
**Doyle**  
Sales and Lettings

**Price £375,000** Freehold



Located in this pleasantly private position opposite an open playing field is this 3 bedroom staggered terraced family home that offers well presented accommodation and garage located to the rear of the property.

The ground floor is arranged with an open plan lounge dining room with patio doors that open on to the rear gardens patio seating area, understairs storage cupboard, a useful porch and a refitted kitchen. The kitchen is fitted with a range of matching wall and floor mounted units comprising of both cupboards and drawers, colour coordinated work surfaces and matching upstandings, integrated double oven / grill. integrated hob with a stainless steel splash back, space for a fridge and freezer and space and plumbing for an automatic washing machine.

The first floor features 3 bedrooms and a recently refitted shower room. The shower room has been fitted to a high standard in white with chrome fittings and comprises a walk in tiled shower cubical with a fitted shower screen, wall hung vanity unit with a wash hand basin and storage drawers under, a low level WC, chrome heated towel rail and colour coordinated tiled walls.

The property benefits from both front and rear gardens, the rear garden is pleasantly private and landscaped with a patio seating area, variegated herbaceous borders, an area laid to lawn, a garden pond, garden shed and gated rear access.

The property also benefits from a replace gas boiler, double glazing and a garage that is located in a block to the rear.

Viewing is highly recommended.

This property is conveniently located for local shops, schools, amenities, nearby wooded copse with its peaceful bridleway, the Nicky Line cycle and walking route, Cupid Green Park with its Adventure Playground, Tennis Courts, Netball Courts and 3G floodlit sports pitch are all nearby, while both St Albans and Harpenden are close at hand.

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 family home situated in this pleasantly private position

Conveniently located for local shops, schools and amenities

Garage located to the rear

Open plan lounge dining room

Refitted kitchen

Recently refitted first floor shower room

Front and rear gardens

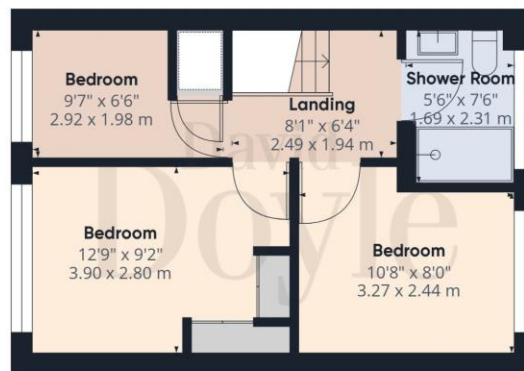
Double glazing

Gas heating to radiators

Viewing is highly recommended

Council Tax Band D

Tenure -Freehold

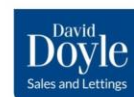


Approximate total area<sup>(1)</sup>

849.27 ft<sup>2</sup>

78.9 m<sup>2</sup>

(1) Excluding balconies and terraces

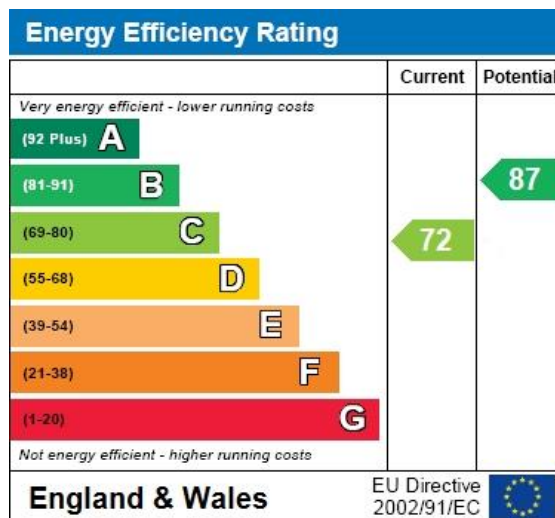


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Scan here for more details





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

## 28 Burns Drive, Hemel Hempstead, Hertfordshire, HP2 7NR

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? 1976

Council Tax Band D

This year council tax charge £2166.04

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  
Garage

Please state any costs per annum for parking? No costs

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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