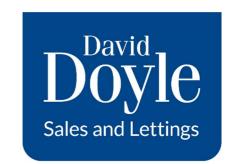
81 Spring Lane Warners End HP1 3QY



Guide Price £425,000 Freehold



An exceptional two double bedroom end of terrace family home with a driveway situated in this sought after HP1 position conveniently located for excellent amenities. The accommodation has been extensively refurbished by the current owners and comprises an entrance hall with stairs to the first floor, a door to the bright and spacious living room and separate kitchen/breakfast room which has been recently refitted and arranged with a vast range of wall and base units, integrated appliances, quartz work surfaces, breakfast bar and a distinct dining area. To the first floor is a landing with loft access, doors to two large and tastefully decorated double bedrooms and the contemporary refitted family bathroom arranged with a white suite and black fittings. Externally, the rear garden is a particular feature of the property being recently landscaped, generous in size and arranged with a patio seating area, steps up to a large lawn with fenced boundaries, a brick built shed, barbeque area and generous side access leading to the front of the property which benefits from a newly installed driveway, car charging point, walled boundaries and steps leading to the front door. Offered to the market in excellent order throughout, an appointment to view is highly recommended to appreciate this lovely family home.

Planning Permission Granted For Loft Extension

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.

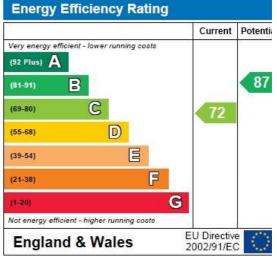
Two Double Bedroom End Of Terrace Family Home
Driveway With EV Charging Point
Planning Permission To Extend In To Loft
Landscaped Rear Garden With Barbeque Area
Recently Replaced Boiler
Refitted Kitchen With Quartz Work Surfaces
Refitted Contemporary Bathroom
Pristine Condition Throughout
Sought After HP1 Position
Viewing Advised
Council Tax Unknown

Tenure -Freehold



Scan here for more details





















CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

81 Spring Lane, Hemel Hempstead, Hertfordshire, HP1 3QY

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.

Approxima te year built?	1970
Council Tax Band	c
This year council tax charge	£1,710.62
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenan ce charges for the road	No
Constructi on type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property	Yes

supplied by mains drainage? Is your heating gas Yes to radiator heating? How is your Fibre to the cabinet FTTC broadband supplied Do you have a telephone Landline connection ? What parking facilities Private/driveway does your property have Please state any 0 costs per annum for parking Are you aware of any asbestos Yes containing material in the property? If yes please **Shed Roof** state Are smoke γes alarms

installed at the property? Is the property No an apartment ? Is the property in No conservati on are? Is the property No listed? Are there any No restrictive covenants? Are there any rights of way or No easements ? Is your property is No a flood risk area? Has your property or nearby land Yes flooded in the last 5 years? Are you aware of Yes any planning

permission s or application s in the immediate area?

If yes

83 Spring lane have planning permission to add a driveway.

please give

details and

85 spring lane 2 doors down plan to split a 5bed single dwelling into 2x 3bed deswellings. works

links to almost complete.

planning

https://planning.dacorum.gov.uk/publicaccess/applicationDetails.do?keyVal=S0GY1UF0FH900&activ portal.

eTab=summary

Does your

property

have any

Is your property in the vicinity of any

No

current or historic

mining?

No accessibilit y features installed? Has your property been subject to No any structural movement ?

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 information information to uncorned to use. 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.