

81 Spring Lane  
Warners End  
HP1 3QY

David  
**Doyle**  
Sales and Lettings

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

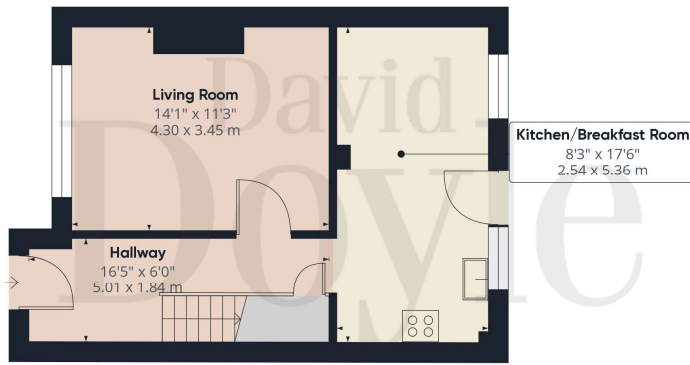
Pristine Condition Throughout

Sought After HP1 Position

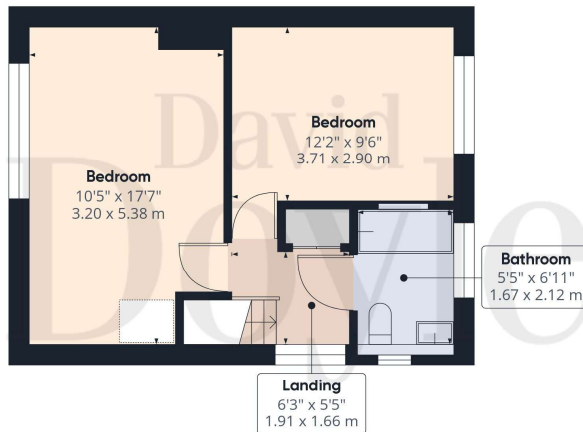
Viewing Advised

Council Tax Unknown

Tenure -Freehold



Ground Floor



Floor 1

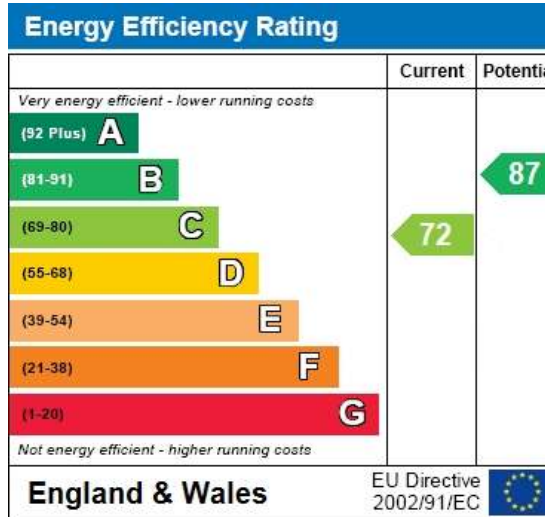
Approximate total area<sup>m</sup>  
/60.79 ft<sup>2</sup>  
70.68 m<sup>2</sup>

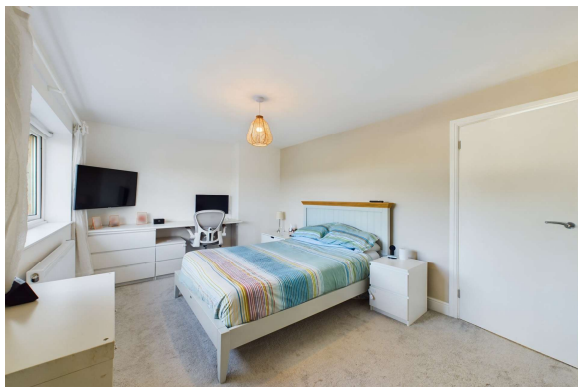
(1) Excluding balconies and terraces

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.

GIRAFFE360

Scan here for more details





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto: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.

Approximate 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 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 Yes

supplied by  
mains  
drainage?

Is your  
heating gas  
to radiator  
heating? Yes

How is  
your  
broadband  
supplied Fibre to the cabinet FTTC

Do you  
have a  
telephone  
connection  
? Landline

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? Yes

If yes  
please  
state Shed Roof

Are smoke  
alarms Yes

installed at  
the  
property?

Is the  
property  
an apartment  
?  
No

Is the  
property in  
a conservati  
on 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?  
Yes

Are you  
aware of  
any  
planning  
Yes

permissions or applications in the immediate area?

If yes please give details and links to planning portal. 83 Spring lane have planning permission to add a driveway. 85 spring lane 2 doors down plan to split a 5bed single dwelling into 2x 3bed deswellings. works almost complete. <https://planning.dacorum.gov.uk/publicaccess/applicationDetails.do?keyVal=S0GY1UFOFH900&activeTab=summary>

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



