

5 Wellwood Close, Hemel
Hempstead, Hertfordshire,
HP2 4QN

David
Doyle
Sales and Lettings

Price £650,000 Freehold



Rarely available and situated in this highly sought after cul de sac is this well presented 3 bedroom detached family home with a pleasantly private southerly facing rear garden, garage, driveway and no upper chain. This property offers spacious and well presented accommodation, scope to extend STNC and is conveniently located for local shops, schools and amenities.

The ground floor comprises a dual aspect lounge dining room with patio doors that open on to the rear gardens patio seating area, a fitted kitchen, a welcoming entrance hall and a useful guest cloak room.

The first floor features 3 good sized bedrooms with two benefiting from built in double wardrobes and a family bathroom. The landing offers access to all rooms along with a loft hatch offering access to the loft and its useful storage space.

With both front and rear gardens, the southerly facing rear garden is pleasantly private and landscaped with a generous patio seating area, an area laid to lawn, herbaceous borders and secure gated side access.

To the front of the property is a brick block driveway that offers excellent off road parking facilities and access to the garage with an up and over door, power and lighting and a personal door to the rear garden.

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.

Located in this sought after cul de sac is this 3 bedroom detached family home

Convenient for local shops, schools and amenities

Open plan dual aspect lounge dining room

Fitted kitchen

Welcoming entrance hall and a guest cloak room

First floor family bathroom

Pleasantly private southerly facing rear garden

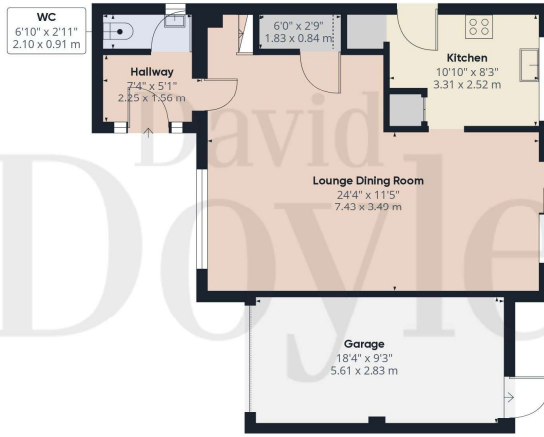
Driveway. Garage

NO UPPER CHAIN

Viewing is a MUST

Council Tax Band E

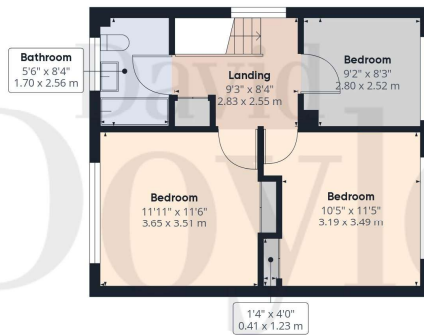
Tenure -Freehold



Ground Floor

Approximate total area⁽¹⁾
 1161.1 ft²
 107.87 m²

Reduced headroom
 13.67 ft²
 1.27 m²



Floor 1

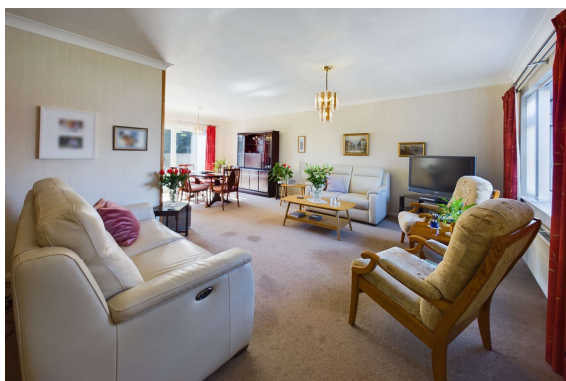
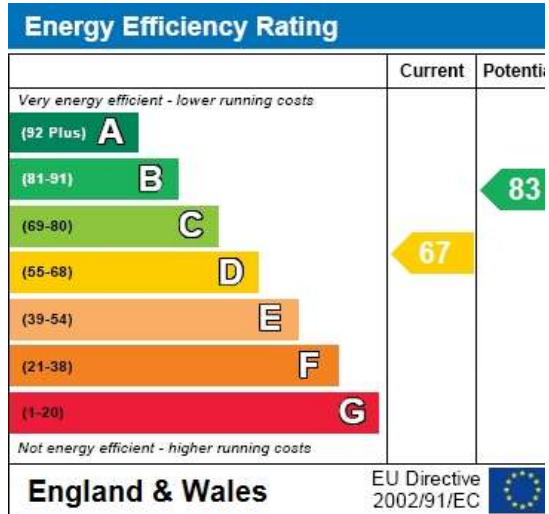
(1) Excluding balconies and terraces

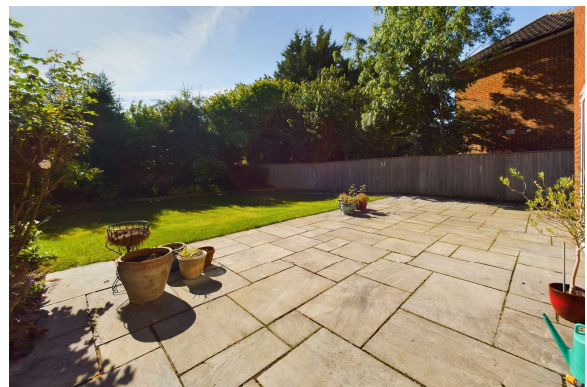
Reduced headroom
 Below 5 ft/1.5 m

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 TO BOOK A VIEWING

5 Wellswood Close, Hemel Hempstead, Hertfordshire, HP2 4QN

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? 1965

Council Tax Band E

This year council tax charge £2647

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 to the cabinet FTTC

Do you have a telephone connection? Landline

What parking facilities does your property have Private/driveway
Garage

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.