

92 Ninian Road, Hertfordshire,
Hemel Hempstead,
Hertfordshire, HP2 6NB

David
Doyle
Sales and Lettings

Price £375,000 Freehold



This spacious and well presented 4 bedroom family home with an ensuite shower room to the master bedroom is conveniently located for local shops, schools and amenities.

The ground floor is arranged with a kitchen dining, a good sized bedroom / family room, a guest cloak room and a welcoming entrance hall with a useful storage cupboard and stairs leading to the first floor.

The first floor features a living room, bedroom, family bathroom, stairs that leading to the second floor and another storage cupboard.

The second floor offers 2 double bedrooms with the master bedroom benefiting from an ensuite shower room and on the landing you will find another storage cupboard.

To the front of the property is a driveway that offers excellent off road parking facilities while the rear garden is pleasantly private and arranged with a patio seating area otherwise mainly laid to lawn.

Viewing is highly recommended.

Hemel Hempstead town centre, with the Riverside and Marlowes shopping centres, offers a full range of facilities and amenities. And for commuters, both the M1 and M25 are nearby, as is the mainline railway station, which provides a fast and frequent service to London Euston.

Spacious and well presented 4 bedroom family home

Conveniently located for local shops, schools and amenities

Living room

Kitchen dining room

Family room / Bedroom

Family bathroom. Ground floor guest cloak room

Ensuite to the master bedroom

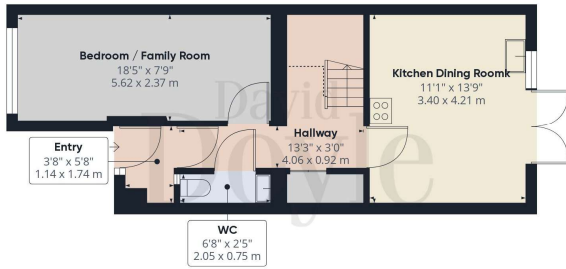
Driveway

Rear garden

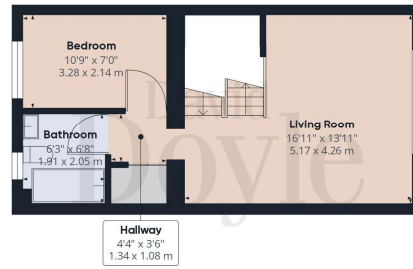
Viewing is a MUST

Council Tax Band C

Tenure -Freehold



Ground Floor



Floor 1



Floor 2

Approximate total area[®]
1113.42 ft²
103.44 m²

Reduced headroom
28.31 ft²
2.63 m²

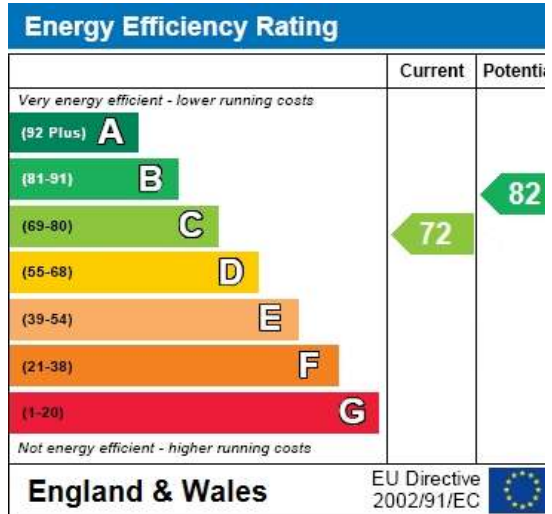
(1) Excluding balconies and terraces

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

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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	C
This year council tax charge	1925.37
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Pre-rendered concrete
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?	None
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 Ceilings and soffits but was told it was mixed into material so isn't a problem.

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 is 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