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



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

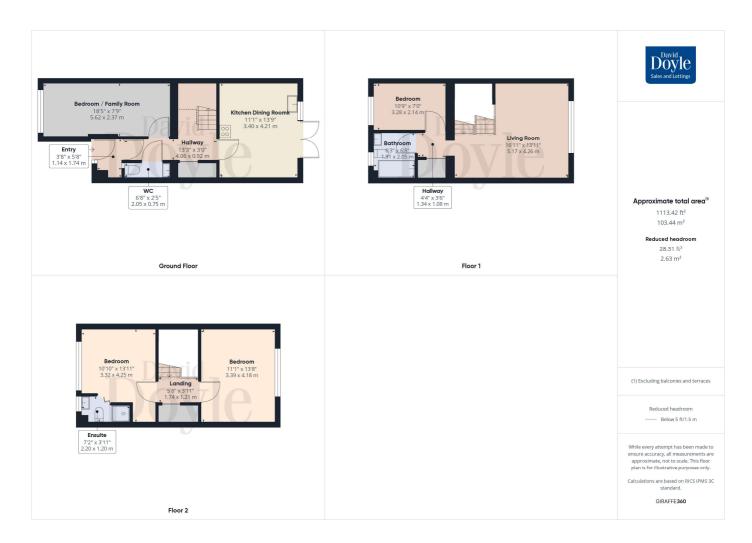
Driveway

Rear garden

Viewing is a MUST

Council Tax Band C

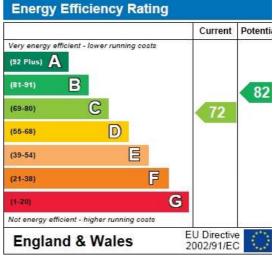
Tenure -Freehold



Scan here for more details





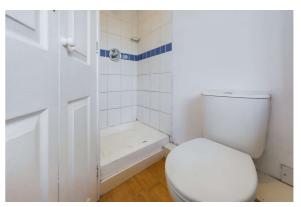
















CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

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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

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 are?	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

Are you aware of any asbestos

Yes

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 firstness 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.