

**88 Alexandra Road, Hemel
Hempstead, Hertfordshire,
HP2 4AQ**

David
Doyle
Sales and Lettings

Price £475,000 Freehold



This extended 3 double bedroom semi detached family home with a generous rear garden and driveway is situated in this sought after road that is conveniently located for local shops, schools and amenities while the historic Old Town is close to hand.

The ground floor offers an open plan kitchen dining room that leads into the conservatory that enjoys views over the pleasantly private rear garden. The living room benefits from a feature fireplace and a bay window, while a guest cloak room and a welcoming entrance hall with stairs leading to the first floor complete the ground floor.

The first floor boasts 3 double bedrooms and a family bathroom, a fixed ladder offers access up to a useful loft space with a Velux window.

To the front of the property is a driveway that offers excellent off road parking facilities along with gated side access to the pleasantly private rear garden. The rear garden is of a good size and arranged with an area laid to lawn and herbaceous borders.

Viewing is highly recommended.

The nearby Old Town High Street has been described as the prettiest road in the country, with Victorian architecture, beautiful St Mary`s Church, the Town Hall, cobbled streets, restaurants, public houses, and boutique shops. Gadebridge Adventure Park, with a large playground, skate park, and splash park, is also close at hand.

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.

Extended 3 double bedroom semi detached family home

Sought after road convenient for local amenities

Open plan kitchen dining room

Living room

Conservatory

Guest cloak room

First floor family bathroom

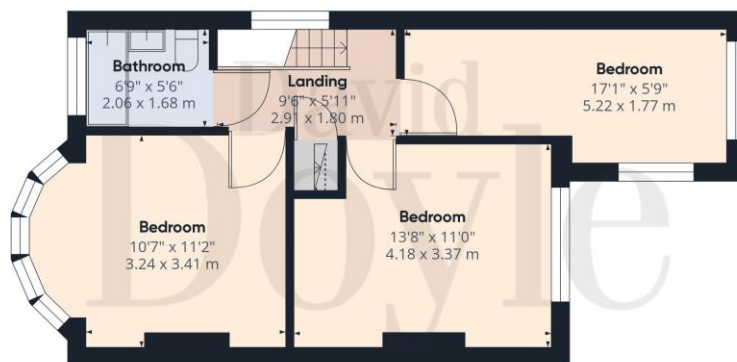
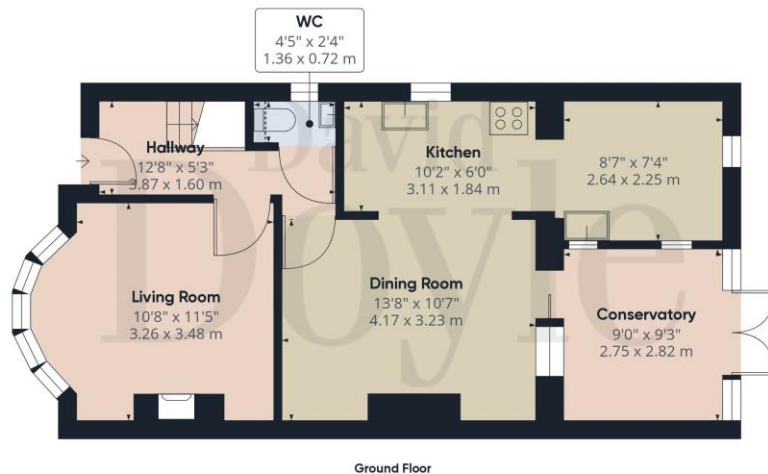
Pleasantly private rear garden

Driveway

Viewing is a MUST

Council Tax Band D

Tenure -Freehold



David Doyle
Sales and Lettings

Approximate total area^(a)

1028.49 ft²
95.55 m²

95.55 m²

Reduced headroom

1.29 ft²
0.12 m²

0,12 m²

(1) Excluding balconies and terraces

Reduced headroom

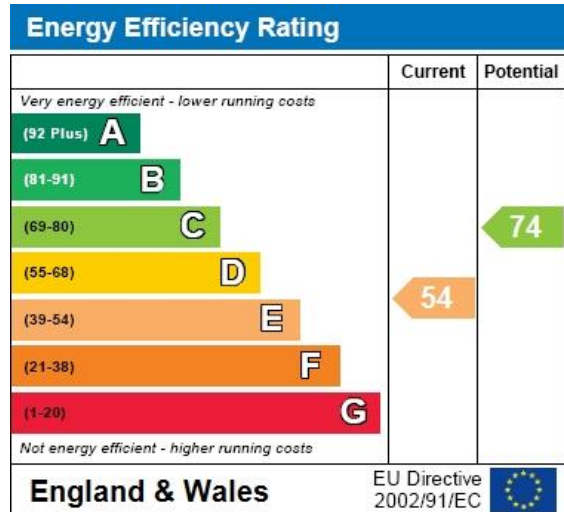
Below 5 ft/1.5 m

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.

GIRAFFE 360

Scan here for more details





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

88 Alexandra Road, Hemel Hempstead, Hertfordshire, HP2 4AQ

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? 1930

Council Tax Band D

This year council tax charge 2127

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 property FTTP

Do you have a telephone connection? Landline

What parking facilities does your property have Private/driveway

Please state any costs per annum for parking None - 2 spaces otherwise permit parking

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.