

22 Frome Square
Hemel Hempstead
HP2 6EH

David
Doyle
Sales and Lettings

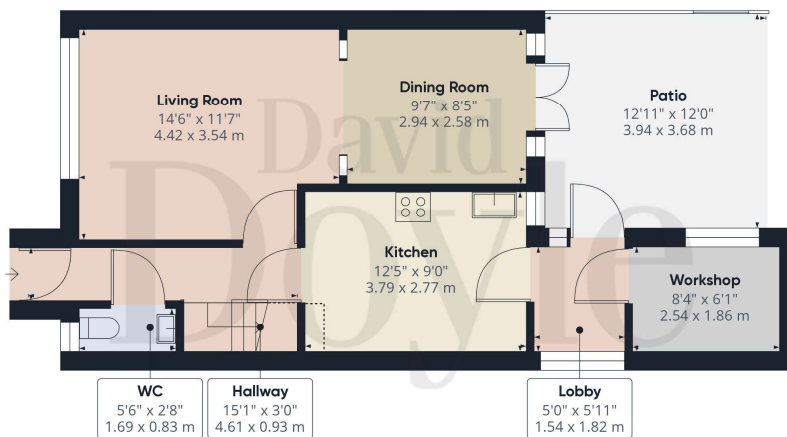
Price £400,000 Freehold



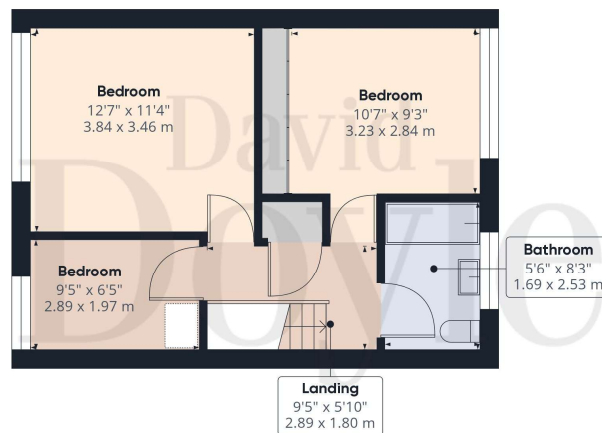
A very well presented three bedroom family home located in this popular Cul-de-Sac situation close to highly regarded schooling and excellent local amenities. The ground floor accommodation comprises a spacious dual aspect living/dining room with patio doors to the rear garden, a guest WC and a recently refitted kitchen with a range of wall and base unit, coordinating wooden work surfaces, integrated appliances and space and plumbing for white goods leading to an inner lobby leading to a useful workshop. The first floor boasts a spacious landing with loft access and doors to three good sized bedrooms, the master with a range of fitted wardrobes and the refitted family bathroom arranged with a white suite and chrome fittings. Externally, the property has a lovely sunny rear garden, attractively arranged with a patio seating area, steps leading to lawn with mature plants and shrubs, fenced boundaries and gated rear access. The front of the property has a further lawned garden with an attractive Monkey Puzzle tree and there is ample communal parking close at hand. The property also benefits from gas central heating and double glazing and an internal viewing is highly recommended. NO UPPER CHAIN.

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.

Three Bedroom Family Home
 Well Presented Throughout
 Attractive Mature Front & Rear Gardens
 Refitted Kitchen & Bathroom
 Close To Shops & Amenities
 Communal Parking Close At Hand
 No Upper Chain
 Viewing Advised
 Council Tax Band C
 Freehold



Ground Floor



Floor 1



Approximate total area^m

923.76 ft²
85.82 m²

Balconies and terraces

155.22 ft²
14.42 m²

Reduced headroom

12.49 ft²
1.16 m²

(1) Excluding balconies and terraces

Reduced headroom

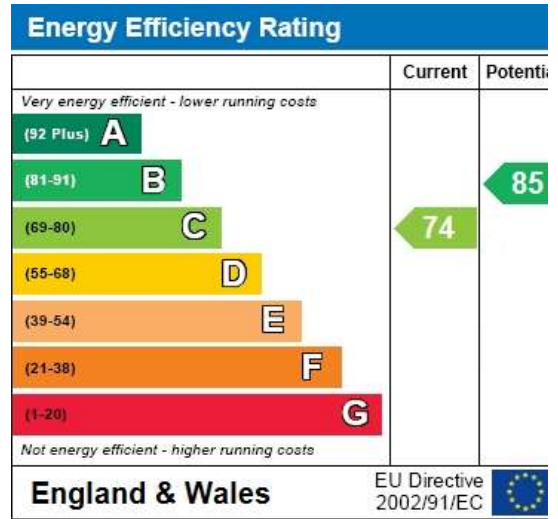
..... Below 5 ft/1.5 m

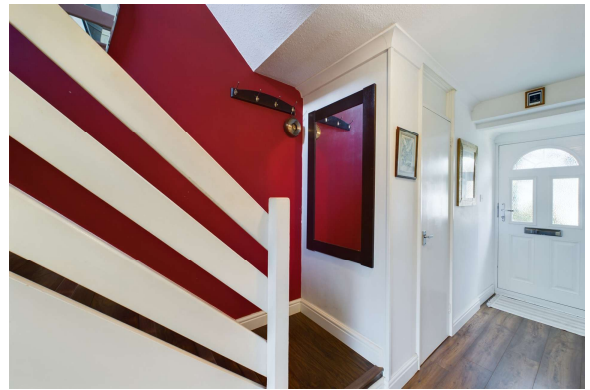
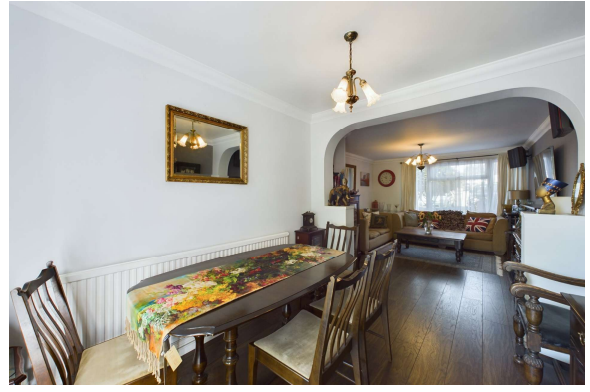
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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

22 Frome Square, Hemel Hempstead, Hertfordshire, HP2 6EH

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	£1925
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	Cable
Do you have a telephone connection?	Unknown
What parking facilities does your property have	None
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.