

28 Hunters Oak, Hunters Oak,  
Hemel Hempstead,  
Hertfordshire, HP2 7SN

David  
**Doyle**  
Sales and Lettings

Price £675,000 Freehold



This beautifully presented 4 bedroom detached family home with an ensuite to the master bedroom and pleasantly private rear garden is located on this sought after modern development with conveniently access to local shops, amenities, sought after schooling while St Albans and Harpenden are close at hand. This property is situated close to a wooded copse with its peaceful bridleway, the Nicky Line cycle and walking route, Cupid Green Park with its Adventure Playground, Tennis Courts, Netball Courts and 3G floodlit sports pitch are all nearby.

The ground floor is arranged with a good sized living room, a separate dining room that leads in to an impressive family area that benefits from views over the rear garden and offers seamless access out to the patio seating area via a set of bi fold doors. The ground floor is completed by a fitted kitchen, a generous and useful utility room, a guest cloak room, entrance porch and a welcoming entrance hall with stairs leading to the first floor.

The first floor features 4 bedroom and a family bathroom, the master bedroom benefits from an ensuite shower room.

To the front of the property is a tumble brick block driveway that offers excellent off road parking facilities and access to the reduced size garage that provides a useful storage space.

The rear garden is pleasantly private and is landscaped with a patio seating area for outside entertaining, an area laid to lawn, variegated herbaceous borders, a garden shed and gated side access.

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.

Beautifully presented 4 bedroom detached family home

Sought after modern development

Good sized living room and a separate dining room

Impressive family area with bi fold doors

Fitted kitchen. Utility room

Ensuite to the master bedroom

First floor family bathroom. Downstairs guest cloak room

Pleasantly private rear garden

Driveway

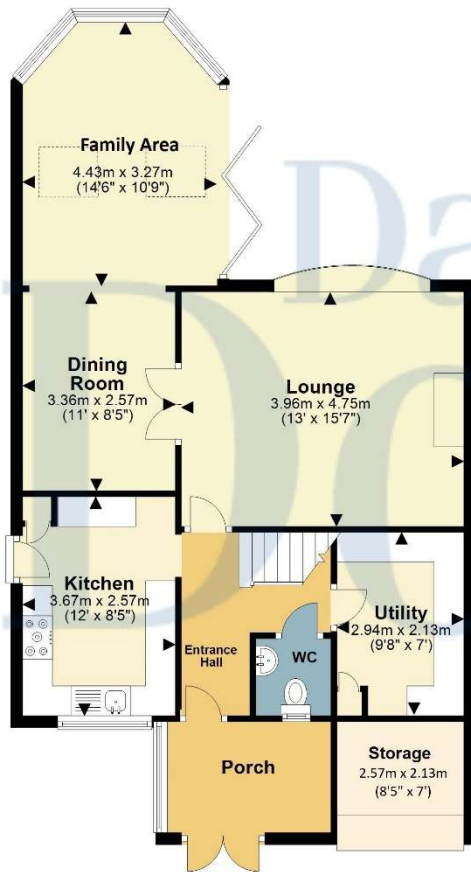
Viewing is a MUST

Council Tax Band F

Tenure -Freehold

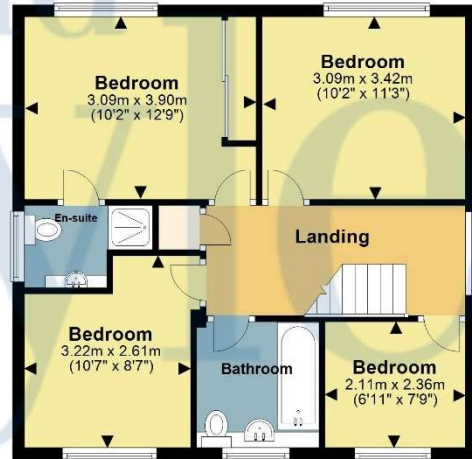
### Ground Floor

Approx. 78.3 sq. metres (842.8 sq. feet)



### First Floor

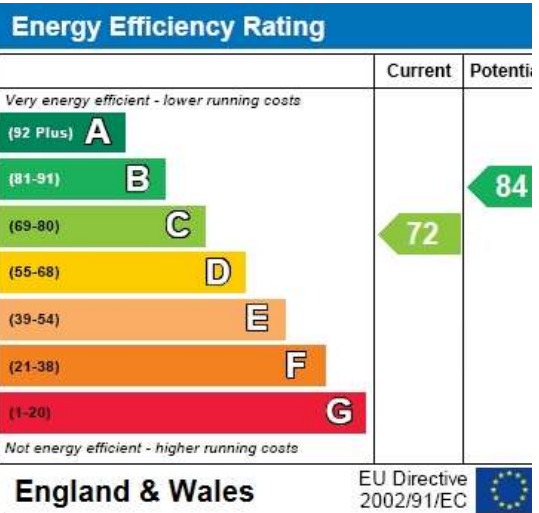
Approx. 53.8sq. metres (579.1 sq. feet)

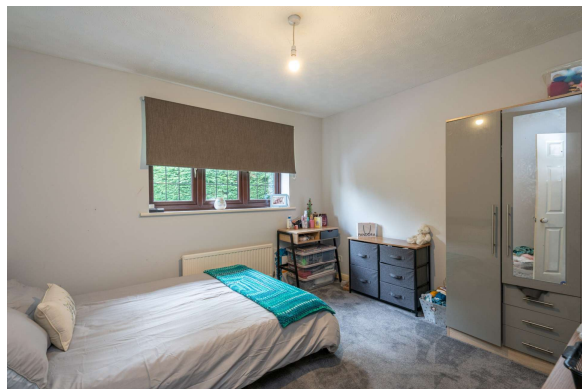
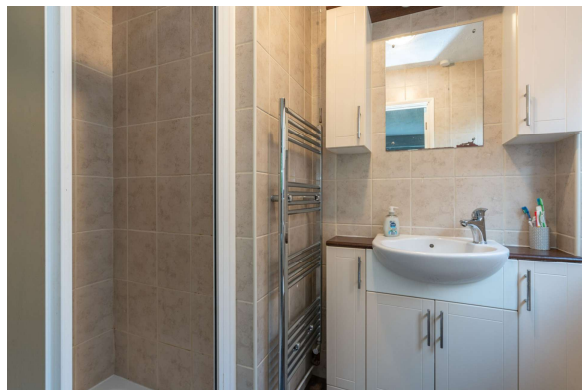


Total area: approx. 132.1sq. metres (1421.9sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

Scan here for more details





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## 28 Hunters Oak, Hunters Oak, Hemel Hempstead, Hertfordshire, HP2 7SN

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?	1988
Council Tax Band	F
This year council tax charge	3130
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 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

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