

3 Cumberland Close

Pimlico

HP3 8SL

David
Doyle
Sales and Lettings

Offers in Excess of £675,000 Freehold



An extended three bedroom semi detached family home with a generous driveway and garage situated in this rarely available cul de sac conveniently situated close to Hemel Hempstead, Abbots Langley and St Albans, all offering a range of amenities and highly regarded schooling. This excellent property offers particularly spacious proportions and has been well maintained by the current owner yet offers scope to update and further extend should the new owners require. The accommodation currently comprises an entrance porch opening to a hallway with doors to a large living room, understairs WC, separate dining room, a lovely conservatory overlooking the rear garden and the fitted kitchen/breakfast room arranged with a vast range of wall and base units, coordinating work surfaces and breakfast bar, integrated appliances and space and plumbing for free standing appliances. To the first floor is a landing with access to the loft space, three bedrooms, two of which with a range of fitted wardrobes and the large four piece family bathroom fitted with a white suite and chrome fittings. Externally, the rear garden is a particular feature of the property being landscaped and arranged with patio and lawned areas, colourful mature plants and shrubs and overlooking open fields with fenced boundaries and gated side access. To the front of the property is a generous gated driveway leading to the garage accessed by a remote controlled up and over door. With benefits including gas central heating, double glazing and NO UPPER CHAIN, an internal viewing is highly recommended.

Extended Three Bedroom Family Home

Driveway & Garage

Stunning Views To The Rear Of The Property

Scope To Extend Further (STNPC)

Three Reception Rooms

Close To Hemel Hempstead & St Albans

Cul De Sac Situation

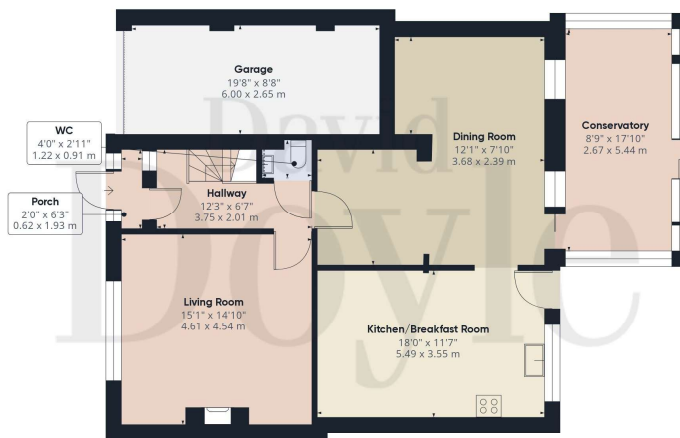
Good Condition Throughout

NO UPPER CHAIN

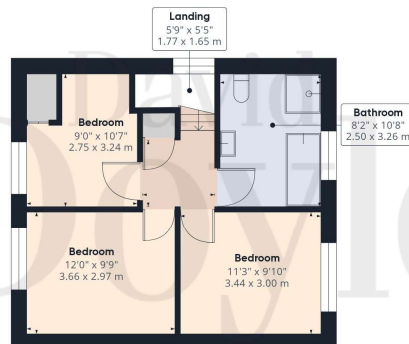
Viewing Advised

Council Tax Band F

Freehold



Ground Floor



Floor 1



Approximate total area^m

1586.6 ft²

147.4 m²

Reduced headroom

0.43 ft²

0.04 m²

(1) Excluding balconies and terraces

Reduced headroom

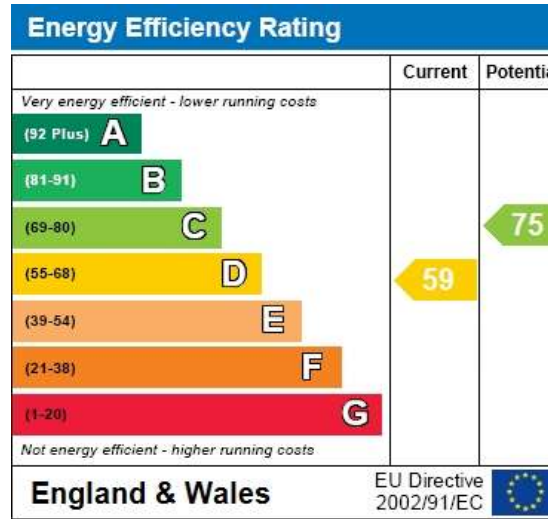
..... Below 5 ft/1.5 m

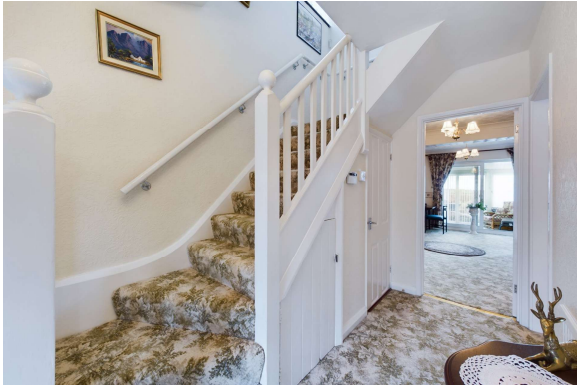
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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

3 Cumberland Close, Hemel Hempstead, Hertfordshire, HP3 8SL

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? 1937

Council Tax Band F

This year council tax charge 3087.67

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? Landline

What parking facilities does your property have Private/driveway
Garage

Please state any costs per annum for parking None

Are you aware of any asbestos containing material in the property? No

Are smoke alarms installed at the property? No

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.