

40 Townsend

Old Town

HP2 5SU

David  
**Doyle**  
Sales and Lettings

Guide Price £350,000 Freehold



A generous two double bedroom staggered end of terrace family home with a driveway enjoying a private head of cul de sac situation and close to the picturesque Old Town. The accommodation is spacious and comprises an entrance hall, generous fitted kitchen/breakfast room, a bright and spacious living room with patio doors opening to the garden and a guest WC to the ground floor. To the first floor are two excellent double bedrooms and the family bathroom, fitted with a white suite and chrome fittings. Externally, the property benefits from a private rear garden with fenced boundaries enjoying far reaching views and a driveway to the front. Offered in good order throughout but with scope to update and benefitting from gas central heating and replacement double glazing, an appointment to view is highly recommended. NO UPPER CHAIN.

The nearby 'Old Town' High Street has been described as the prettiest road in the country with Victorian properties, beautiful St Mary's Church, Town Hall, cobbled streets, restaurants, period public houses and specialist shops it is a pleasure to visit.

Spacious 2 double bedroom family home with driveway

Well located for local shops schools and amenities

Close to the 'Old Town'

Generous Kitchen/Dining room

Ground floor WC

First floor Bathroom

Replacement double glazing. Gas heating to radiators

Private rear garden

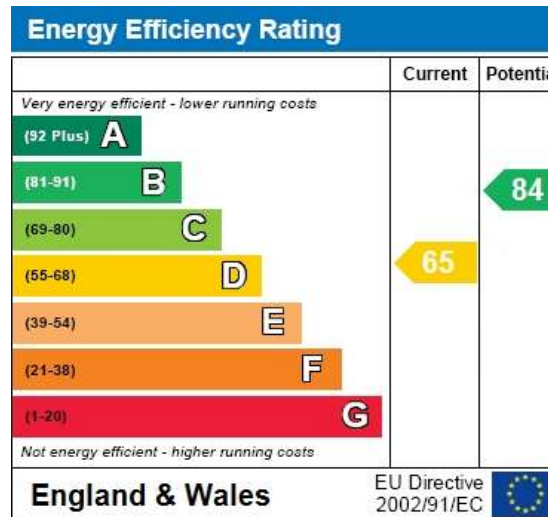
Driveway

NO UPPER CHAIN

Council Tax Band C

Freehold

Scan here for more details





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

## 40 Townsend, Hemel Hempstead, Hertfordshire, HP2 5SU

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	1500
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 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
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 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? Yes

If yes please give details of the adaptations Stairlift

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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