

22 Camberwell Place, Hemel
Hempstead, Hertfordshire,
HP2 7DJ

David
Doyle
Sales and Lettings

Offers Over £500,000 Freehold



Located in this pleasantly private position on this modern development is this spacious 4 bedroom semi detached family home with a garage and parking. The property features an impressive master bedroom with a vaulted ceiling, a dressing room and an ensuite shower room. This property is conveniently located for local shops, schools, amenities, Motorway networks and St Albans and Harpenden are close to hand.

The ground floor is arranged with an open plan lounge dining room with `Oak` flooring and a pair of double glazed French doors that open on to the rear gardens patio seating area. The kitchen breakfast room is fitted with a range of matching wall and floor mounted units comprising both cupboards and drawers, colour coordinated work surfaces, tiled splash backs, a range of integrated appliances and a bay window to the front aspect with fitted window shutters. The ground floor is completed by a guest cloak room and a welcoming entrance hall with stairs leading to the first floor.

The first floor boasts 3 bedrooms, two of which benefit from fitted wardrobes, a family bathroom that has been fitted in white with chrome fittings and a landing that has stairs leading to the second floor. All the bedroom and the family bathroom on this level also benefit from fitted window shutters.

The second floor features the impressive and generous master bedroom. This room is a real outstanding feature with a vaulted ceiling with velux windows a dressing room with fitted wardrobes and an ensuite shower room.

With both front and rear gardens the rear garden is pleasantly private and landscaped with a patio seating area, an area laid to lawn, fenced boundaries and gated side access, To the side of the property is a driveway that offers off road parking facilities and access to the garage with an electric garage door, power and lighting, eaves storage and a personal door to the rear garden.

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.

Spacious and well presented 4 bedroom semi detached family home with NO UPPER CHAIN

Impressive master bedroom with a vaulted ceiling, dressing room and a ensuite shower room

Open plan lounge dining room with `Oak` flooring and a pair of double glazed french doors

Kitchen breakfast room

Guest cloak room

First floor family bathroom

Pleasantly private rear garden

Garage. Driveway

Viewing is highly recommended

NO UPPER CHAIN

Council Tax Unknown

Tenure -Freehold



Approximate total area⁽¹⁾

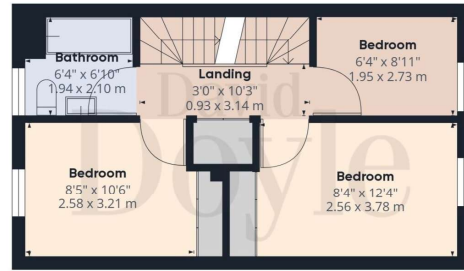
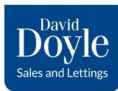
1306.73 ft²
121.4 m²

Reduced headroom

579.96 ft²
5.01 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.

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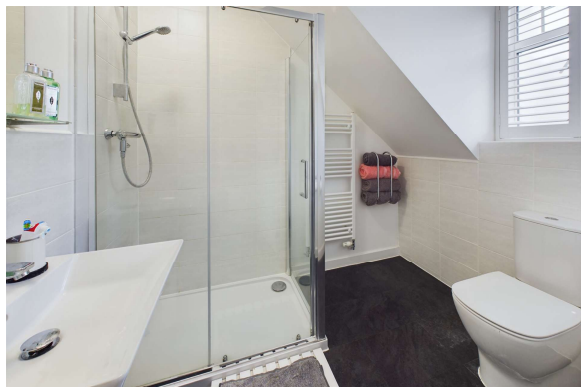
Scan here for more details



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 Plus) A | | 94 |
| (81-91) B | 85 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |





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

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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? | 2018 |
| Council Tax Band | E |
| This year council tax charge | £1990 |
| Tenure | Freehold |
| Is the property shared ownership | No |
| Are there any maintenance charges for the road | Yes |
| Please confirm amount, frequency and details of the management company | £220 |
| 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 | £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.