

**49 New Park Drive, Hemel  
Hempstead, Hertfordshire,  
HP2 4QL**

David  
**Doyle**  
Sales and Lettings

**Offers Over £450,000** Freehold



Located in this sought after road and conveniently located for local shops, schools and amenities is this well presented 3 bedroom end of terrace family home with a garage and driveway that offers scope to extended STNC and benefits from NO UPPER CHAIN.

The ground floor is arranged with a spacious living room with a bay window to the front aspect and a squared archway that leads into the dining room. The dining room also benefits from a pair of French doors that open on to the rear gardens patio seating area. The kitchen is fitted with a range of matching wall and floor mounted units comprising of both cupboards and drawers, colour coordinated work surfaces with a tiled splash back, an integrated double oven/grill, an integrated hob, space under the work surface for a fridge, freezer and space and plumbing for an automatic washing machine. The ground floor is completed with a welcoming entrance hall with stairs leading to the first floor and a useful understairs storage cupboard.

The first floor continues to impress with 3 good sized bedrooms, the primary bedroom benefits from a range of fitted wardrobes to one wall and the family bathroom is fitted in white with chrome fittings.

This property also features both front and rear gardens while to the side is a driveway that offers off road parking facilities, gated access to the rear garden, a useful outside tap and a garage with an up and over door, power and lighting. The rear garden is pleasantly private and landscaped with a

patio seating area, herbaceous borders, an area laid to lawn, two brick built storage sheds, one of which was formally an outside toilet although the vendor has informed us that they have disconnected the water supply.

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.

Well presented 3 bedroom end of terrace family home with a garage and driveway

Conveniently located for local shops, schools and amenities

Living room with a bay window

Dining room with French doors that open on to the rear garden

Fitted kitchen

First floor family bathroom

Pleasantly private rear garden

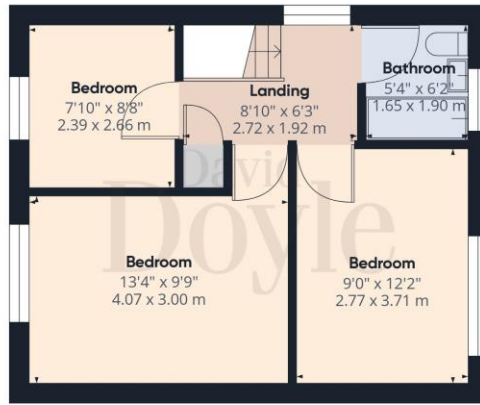
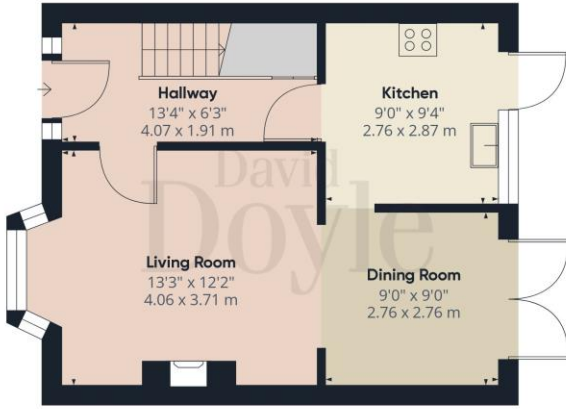
Driveway

Garage

NO UPPER CHAIN

Council Tax Band D

Tenure -Freehold

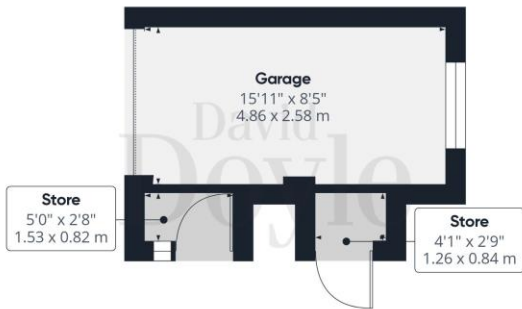


Approximate total area<sup>1)</sup>  
983.95 ft<sup>2</sup>  
91.41 m<sup>2</sup>

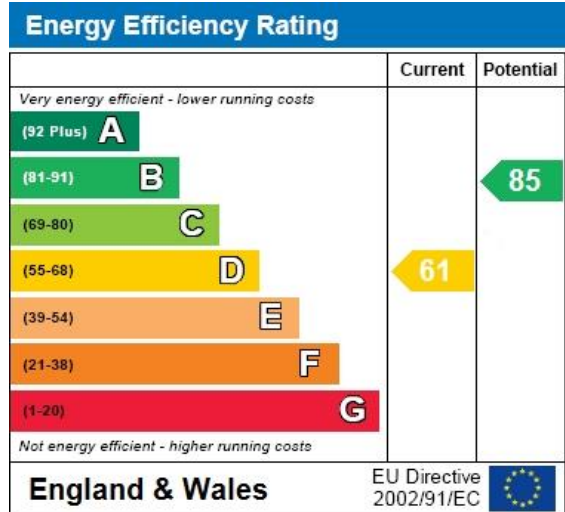
(1) Excluding balconies and terraces

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.

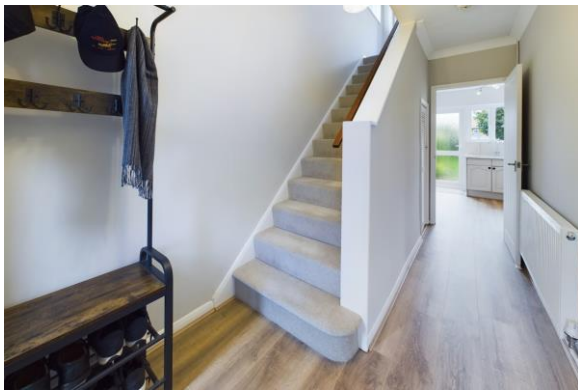
GIRAFFE360



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## 49 New Park Drive, Hemel Hempstead, Hertfordshire, HP2 4QL

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?	1950's
Council Tax Band	D
This year council tax charge	£2166
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?	Yes
If yes please state	Possibly on the roof of the garage

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.