

177 Spring Lane
Woodview
HP1 3RD

David
Doyle
Sales and Lettings

Offers in Excess of £425,000 Freehold



A very well presented three bedroom family home with driveway situated in this popular HP1 residential location close to highly regarded schooling and local amenities. The property has been updated by the current owners and a viewing is much advised to appreciate this excellent home.

The Ground floor accommodation comprises an entrance hall with stairs to the first floor and a door to the bright living room with quality wooden flooring leading to the spacious kitchen/breakfast room, arranged with a range of floor and wall mounted units, coordinating work surfaces and breakfast bar, space and plumbing for white goods, a distinct dining area enjoying lovely views of the rear garden and attractive double doors opening to the very useful utility room offering excellent storage space and both front and rear access. The first floor boasts a landing with loft access, doors to three well proportioned bedrooms and the contemporary four piece family bathroom arranged with a white suite and chrome fittings. Externally, the property benefits from a generous rear garden attractively arranged with a patio seating area, steps up to a generous lawn with mature plants and shrubs, fenced boundaries and gated rear access. To the front of the property is a driveway offering excellent off street parking facilities, walled boundaries, steps to the front door and beautiful countryside views. Offered with the benefits of gas central heating, newly replaced double glazing and flooring throughout, an internal viewing is strongly advised.

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.

A Very Well Presented Three Bedroom Family Home

Driveway

Lovely Far Reaching Views To Front Aspect

Popular HP1 Postcode

Close To Schools And Amenities

Updated Throughout

Replacement Double Glazing

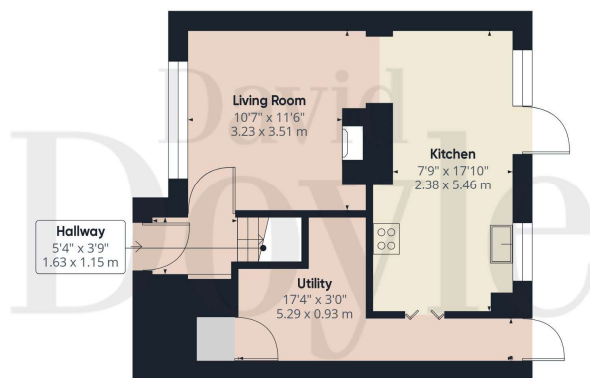
Wide Plank Wooden Flooring

Mature Established Rear Gardens

Viewing A Must

Council Tax Band C

Freehold



Ground Floor

Bedroom
10'9" x 11'7"
3.29 x 3.54 m

Bedroom
9'3" x 12'5"
2.84 x 3.79 m

Landing
2'11" x 9'3"
0.89 x 2.82 m

Bedroom
11'2" x 6'0"
3.42 x 1.84 m

Bathroom
5'9" x 8'4"
1.77 x 2.55 m

Floor 1

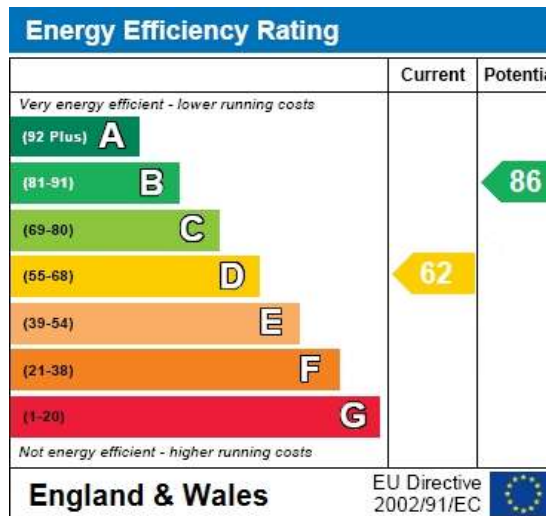
(1) Excluding balconies and terraces

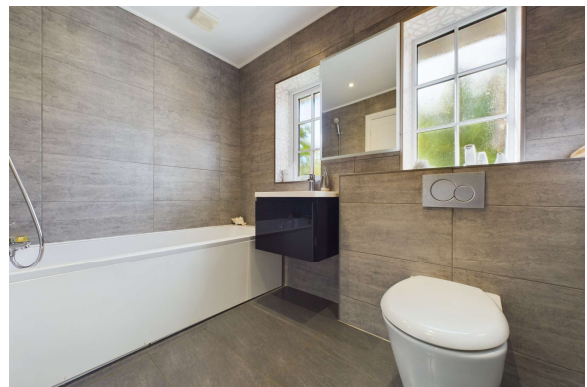
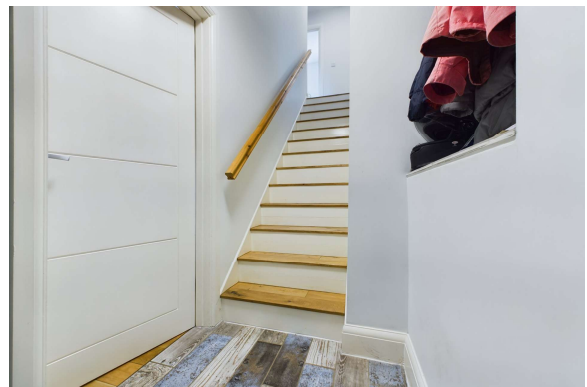
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details





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

177 Spring Lane, Hemel Hempstead, Hertfordshire, HP1 3RD

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	£145.00 monthly payment
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?	Unknown
What parking facilities does your property have	Private/driveway Permit Parking
Please state any costs per annum for parking	£0.00
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.