

89 Bury Road
Hemel Hempstead
HP1 1HW

Price £450,000 Freehold

David
Doyle
Sales and Lettings



An exceptional three bedroom family home with a generous garden and garage situated in this sought after HP1 position conveniently located for excellent amenities and highly regarded schooling. The accommodation has been updated by the current owners and comprises an entrance porch with doors to the guest WC and the generous living room with stairs to the first floor and a door to the spacious kitchen/breakfast room which has been refitted and arranged with a vast range of wall and base units, integrated appliances, coordinating surfaces and a distinct dining area. A pair of multi paned french doors lead to a very useful utility room with further doors opening to the rear garden. To the first floor is a landing with loft access and doors to three tastefully decorated bedrooms and the contemporary refitted family bathroom arranged with a white suite and chrome fittings. Extern and mature plants and shrubs. To the front of the property is a further lawned garden area and a garage located in a nearby block. Offered to the market in excellent order throughout, an appointment to view is highly recommended to appreciate this lovely family home.

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.

Three Bedroom Family Home

Popular HP1 Situation

Garage In Nearby Block

Exceptional Condition Throughout

Brand New LVT Herringbone Flooring To The Ground Floor

Generous Living Room

Refitted Kitchen/Breakfast Room With Separate Utility Space

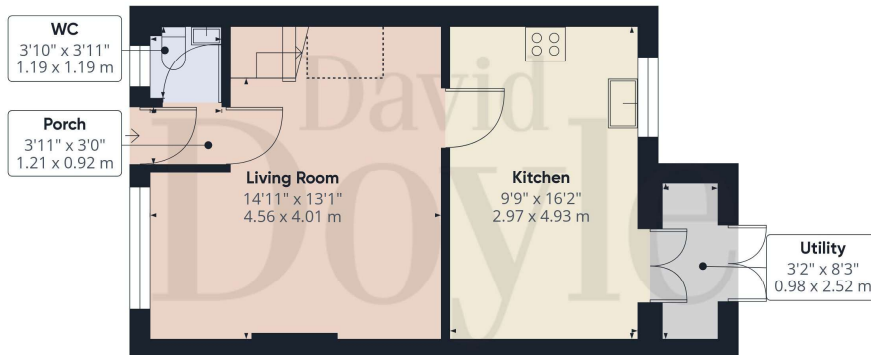
Close To Schools And Amenities

Old Town And Gadebridge Park Close By

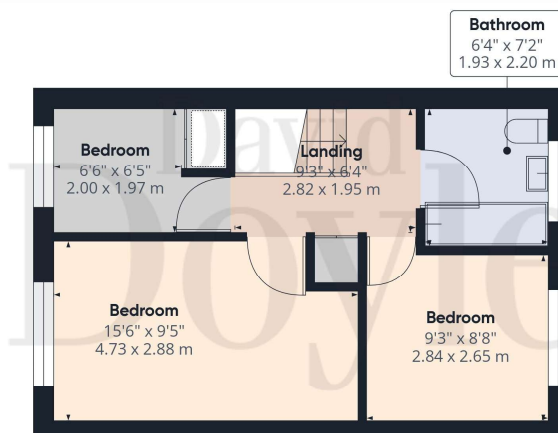
Viewing Advised

Council Tax Band D

Freehold



Ground Floor



Floor 1



Approximate total areaⁿ

796.73 ft²
74.02 m²

Reduced headroom

113.77 ft²
0.98 m²

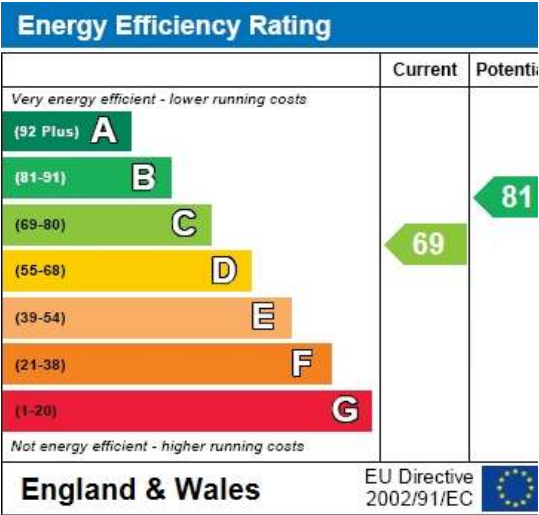
(1) Excluding balconies and terraces

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

89 Bury Road, Hemel Hempstead, Hertfordshire, HP1 1HW

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? 1979

Council Tax Band D

This year council tax charge 2166.04

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 Permit Parking

Please state any costs per annum for parking £40 per annum

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

Are smoke alarms installed at the property?	Yes
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Is the property an apartment?	No
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Is the property in a conservation area?	No
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Is the property listed?	No
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Are there any restrictive covenants?	No
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Are there any rights of way or easements?	No
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Is your property in a flood risk area?	No
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Has your property or nearby land flooded in the last 5 years?	No
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Are you aware of any planning permissions or applications in the immediate area?	No
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Does your property have any accessibility features installed?	No
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Has your property been subject to any structural movement?	No
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Is your property in the vicinity of any current or historic mining?	No
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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.