

9 Martindale Road, Hemel
Hempstead, Hertfordshire,
HP1 2QP

David
Doyle
Sales and Lettings

Price £550,000 Freehold



This absolutely stunning and extended 4 bedroom family home offers modern open plan living that has been finished to a high standard throughout. The property benefits from a ground floor bedroom with an ensuite shower room, first floor bathroom, downstairs guest cloak room / utility and a useful loft space. The rear garden has also been landscaped to a high standard and a driveway offers excellent off road parking facilities. NO UPPER CHAIN.

The ground floor features an impressive open plan lounge kitchen dining room that is presented to a high standard with a feature remote controlled gas fire, bi fold doors that offer seamless access to the rear garden, split face tiled feature walls and ceiling speakers. The kitchen has been fitted to a high standard and features a range of matching shaker style wall and floor mounted units, colour coordinated Granite work surfaces and a breakfast bar area, an integrated hob with a contemporary extractor over, a stainless steel oven / grill, a wine cooler and an integrated fridge freezer. Please note that the dishwasher is excluded from the sale. The owners currently use the dining area as a study space but this area can take a table for more formal dining if needed. The ground floor is completed by a ground floor bedroom with an ensuite shower room, a guest cloak room that has space and plumbing for an automatic washing machine and a welcoming entrance hall that has stairs leading to the first floor.

The first floor continues to impress with 3 further bedrooms and a family bathroom. The primary bedroom benefits from a connecting door to the smaller of the 3 first floor bedrooms, that the current owners use as a dressing room. The bathroom has been luxuriously refitted in white with chrome fittings and comprises a spa bath with a shower over and a fitted shower screen, a wall mounted vanity unit, a low level WC with a concealed cistern, heated towel rail and tiled walls and flooring. The first floor landing also offers access via a loft hatch with a pull down loft ladder to a useful loft space. This loft space is carpeted and plaster and has a Velux window, the vendors have used this as a useful family space although no building regulations are in place.

To the front of the property is a full width brick block driveway that offers excellent off road parking facilities. The rear garden is pleasantly private and has been beautifully landscaped with low maintenance in mind with a area laid with Porcelain tiles and feature artificial lawn, attractive raised flower beds, a pizza oven, a useful Summer House with power and lighting, fenced boundaries, outside power and feature lighting.

With NO UPPER CHAIN, viewing is highly recommended.

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.

This extended and stunning 4 bedroom family home offers modern open plan living

The property has been refurbished to a high standard throughout

Conveniently located to local shops, schools and amenities

Open plan lounge kitchen dining room with bi fold doors

Ground floor bedroom with an ensuite shower room

First floor luxuriously fitted family bathroom

Useful loft space

Guest cloak room / utility

Driveway. Pleasantly private rear garden

NO UPPER CHAIN

Council Tax Band C

Tenure -Freehold



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? 1960

Council Tax Band C

This year council tax charge 1925.37

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? Landline

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

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| 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 |

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