

270 Long Chaulden, Hemel  
Hempstead, Hertfordshire,  
HP1 2NX

Price £495,000 Freehold

David  
**Doyle**  
Sales and Lettings



This well presented 3 double bedroom end of terrace family home is conveniently located for local shops, schools and amenities and comprises an open plan lounge dining room, fitted kitchen, side entrance with a utility cupboard, guest cloak room, study and a first floor family bathroom.

Driveway that offers excellent off road parking and a pleasantly private rear garden.

The ground floor is arranged with a good sized lounge dining room that offers access to the conservatory, a fitted kitchen, side entrance that benefits from a utility cupboard with space and plumbing for an automatic washing machine and a tumble dryer over. The ground floor is completed by a useful guest cloak room, study that the current owners use as a 4th bedroom and a welcoming entrance hall with a useful understairs area and stairs leading to the first floor. The kitchen is fitted with a range of matching wall and floor mounted units comprising of both cupboards and drawers, colour coordinated work surfaces and a matching breakfast bar area.

The first floor features 3 double bedroom and a family bathroom. The bathroom is fitted in white and chrome fittings and comprises a panelled bath with a shower over, pedestal wash hand basin and a low level WC.

To the front of the property is a generous gravel driveway that offers excellent off road parking facilities. The southerly facing rear garden is pleasantly private and landscaped with a patio seating area, an area laid to lawn, fenced boundaries and gated side access.

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.

Well presented 3 double bedroom end of terrace family home

Convenient for local shops, schools and amenities

Open plan lounge dining room

Fitted kitchen

Downstairs cloak room

Study / bedroom 4

First floor family bathroom

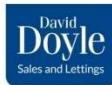
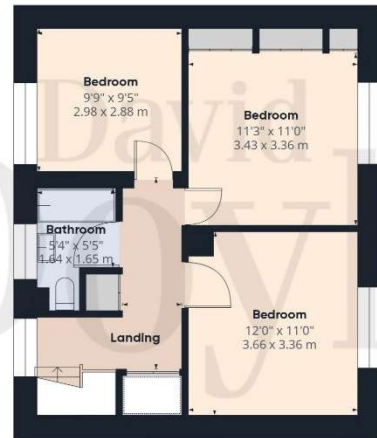
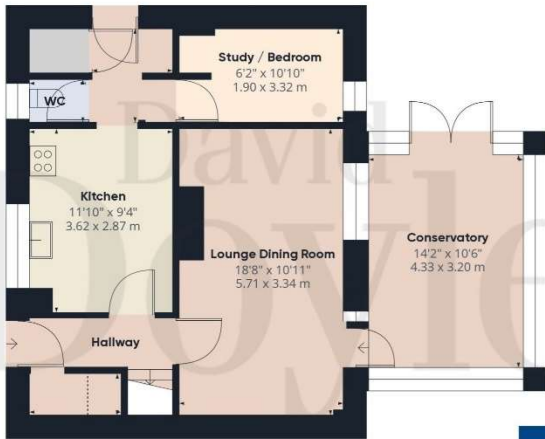
Pleasantly private southerly facing rear garden

Driveway

Viewing highly recommended

Council Tax Band D

Tenure -Freehold



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

**Approximate total area<sup>0</sup>**

1121.81 ft<sup>2</sup>  
104.22 m<sup>2</sup>

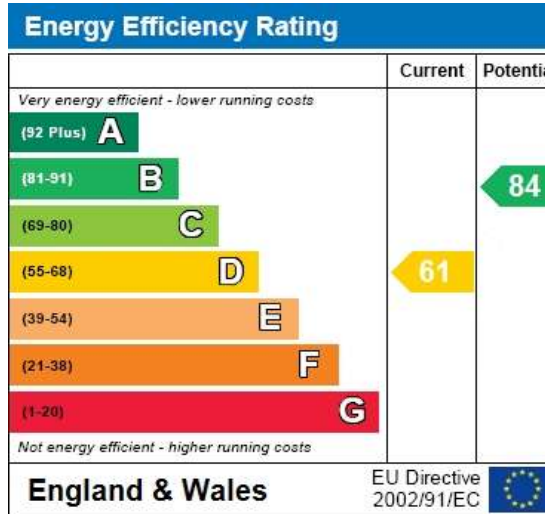
**Reduced headroom**

5.77 ft<sup>2</sup>  
0.54 m<sup>2</sup>

Reduced headroom  
..... Below 5 ft/1.5 m

(1) Excluding balconies and terraces

Scan here for more details





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## 270 Long Chaulden, Hemel Hempstead, Hertfordshire, HP1 2NX

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
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	Private/driveway
Please state any costs per annum for parking	NONE

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

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