

10 Dellcut Road
Adeyfield
HP2 5NF

David
Doyle
Sales and Lettings

Price £400,000 Freehold



A very well presented three bedroom family home situated in this popular residential location close to highly regarded schooling, local amenities and travel links. 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 lovely dual aspect living /dining room with LVT flooring leading from the dining area to the fitted kitchen, arranged with a range of floor and wall mounted units, coordinating work surfaces, breakfast bar, space and plumbing for white goods and opening to the very useful utility room offering excellent storage space. The first floor boasts a landing with loft access, storage cupboards and doors to three well proportioned bedrooms, bedroom one offering built in fitted wardrobes and bedroom three, also with a built in wardrobe. Finishing the accommodation is the tastefully presented family bathroom arranged with a white suite and contemporary fittings. Externally, the property benefits from a generous rear garden attractively arranged with a patio seating area leading to a generous lawn and fenced boundaries. To the front of the property is a paved and shingled garden area and pathway to the front door with views over an attractive green and with communal parking close at hand. Offered with the benefits of gas central heating and attractive decor 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.

Three Bedroom Family Home

Generous Rear Garden

Sought After Cul De Sac

Close To Schools, Amenities And Travel Links

Updated By The Current Owners

Well Presented And Tastefully Decorated Throughout

Dual Aspect Living/Dining Room

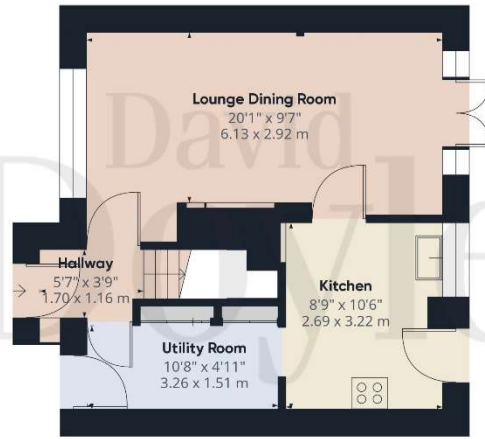
Kitchen With Utility Area

Ample Storage Facilities

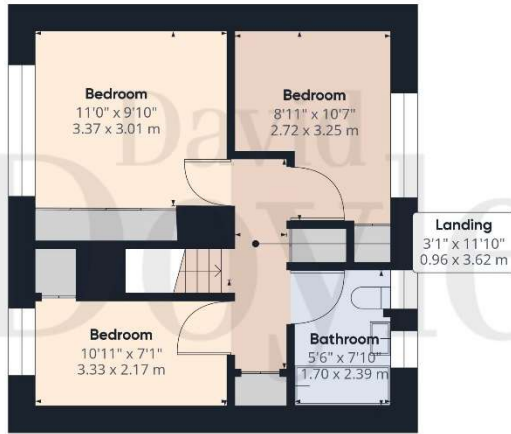
Viewing A Must

Council Tax Band D

Freehold



Ground Floor



Floor 1

Approximate total area[®]
785.43 ft²
72.97 m²

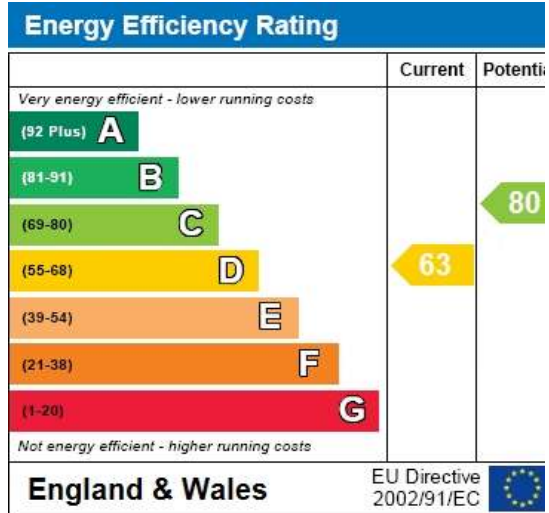
(1) Excluding balconies and terraces.

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

10 Dellcut Road, Hemel Hempstead, Hertfordshire, HP2 5NF

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?	1985
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?	Unknown
What parking facilities does your property have	None
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

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.