

**18a Paston Road, Hemel  
Hempstead, Hertfordshire,  
HP2 5BA**

**David  
Doyle**  
Sales and Lettings

**Price £275,000** Freehold



This superbly presented 1 bedroom semi detached home with a garden and parking was constructed in 2017 and is situated in this private tuck away position that is convenient for local shops and amenities. The property offers open modern open plan living, a guest cloak room and a first floor bathroom. This property also benefits from solar panels.

The ground floor features an open plan lounge kitchen dining room with patio doors that offer access out to the rear court yard and the pleasantly private side garden. The kitchen is fitted with a range of matching wall and floor mounted units, colour coordinated work surface, breakfast bar area and a range of integrated appliances. The ground floor is completed by a useful guest cloak room and a welcoming entrance hall with stairs leading to the first floor.

The first floor features a good sized bedroom and a bathroom that is fitted in white with chrome fittings and comprises a panelled bath with a shower over, fitted shower screen, a vanity unit with a wash hand basin and storage under, a low level WC with a concealed cistern, chrome heated towel rail, colour coordinated tile walls and flooring and a storage cupboard that also houses the boiler. The bedroom also benefits from built a wardrobe and two further storage cupboards one with the added benefit of a hanging rail.

The pleasant private rear and side gardens offers a space for outside entertaining and is arranged with fenced boundaries, gated side access and is landscaped with low maintenance in mind.

This property also benefits from a parking space, solar panels and a new build warranty.

This property is beautifully presented throughout and 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.

Superbly presented 1 bedroom semi detached home with a garden and parking

Private tucked away position that is convenient for local amenities

Open plan lounge kitchen dining room

Fitted kitchen with a range of integrated appliances

Guest cloak room

First floor bathroom

Bedroom with built in wardrobe

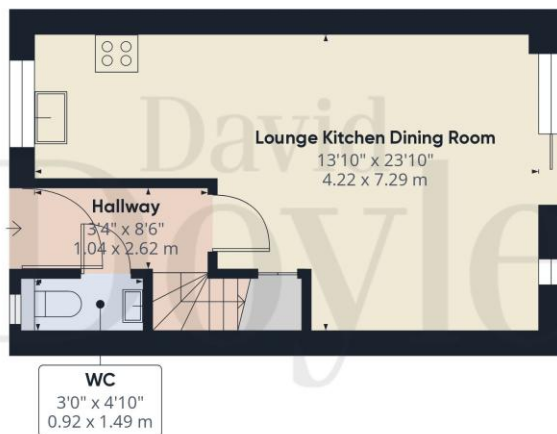
Pleasantly private rear and side garden

Parking. Solar panels. New built warranty

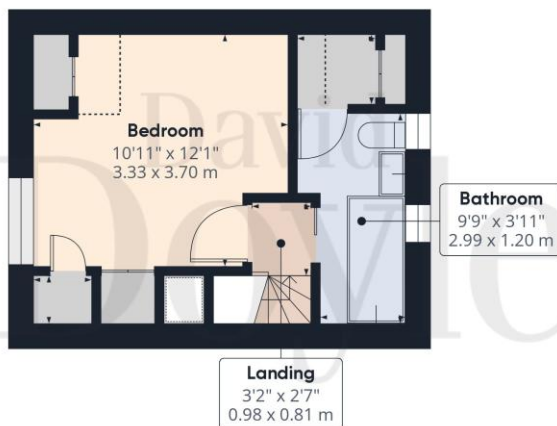
Viewing is a MUST

Council Tax Band C

Tenure -Freehold



### Ground Floor



### Floor 1

537.98 ft<sup>2</sup>  
49.98 m<sup>2</sup>

Reduced headroom  
17.46 ft<sup>2</sup>  
1.62 m<sup>2</sup>

(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.

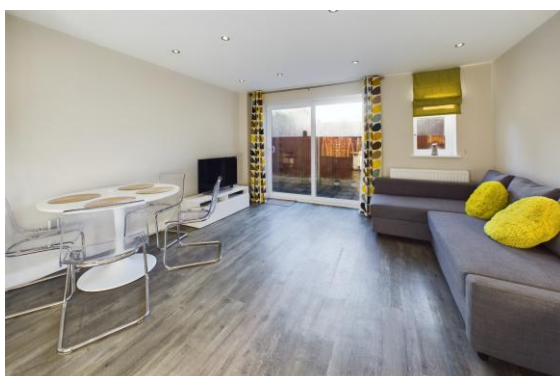
GIRAFFE 360

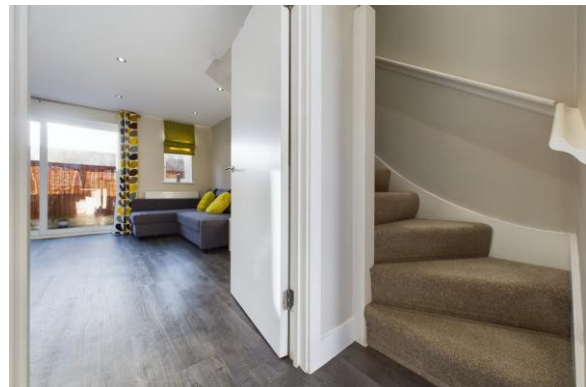


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		81	86
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**England & Wales**

EU Directive  
2002/91/EC





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

## 18a Paston Road, Hemel Hempstead, Hertfordshire, HP2 5BA

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?	2017
Council Tax Band	C
This year council tax charge	£1444
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?	no gas
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	electric
How is your broadband supplied	Fibre to the property FTTP
Do you have a telephone connection?	Landline
What parking facilities does your property have	Allocated Parking
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
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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