

18 Achilles Close
Hemel Hempstead
HP2 5QA

OIEO £525,000 Freehold

David
Doyle
Sales and Lettings



A highly individual architect designed 3 double bedroom semi detached home situated in this select development of only four properties and enjoying a much sought after cul de sac position close to amenities and travel links. The property was constructed in approximately 2010 and enjoys over 1250 sq ft of accommodation comprising a spacious hallway with stairs to the first floor and doors leading to an impressive kitchen/breakfast room, guest wc and the generous living room with patio doors opening to the rear garden. To the first floor are three lovely double bedrooms, the master with an en suite shower room, the well proportioned landing and family bathroom. Externally, the property sits on an enviable corner plot position and enjoys a private landscaped rear garden with far reaching views, patio and lawned areas with side access leading to a further garden area to the front of the property and driveway parking. Offered in excellent order throughout, this rarely available property must be viewed to appreciate.

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.

Architect designed and luxuriously appointed 3 bedroom semi detached property

Situated in sought after cul-de-sac location

19`2 Lounge

18`7 x 12`6 Kitchen/Breakfast Room with fitted `range style` cooker

Master Bedroom with ensuite shower room

Private rear garden with patio area

Parking to the front of property

Close to amenities and travel links

Viewing Highly Recommended

Council Tax Band E

Freehold



**APPROX. GROSS INTERNAL FLOOR AREA 1258 SQ FT / 117 SQ M.
MEADOW VIEW, HP2 5QA**

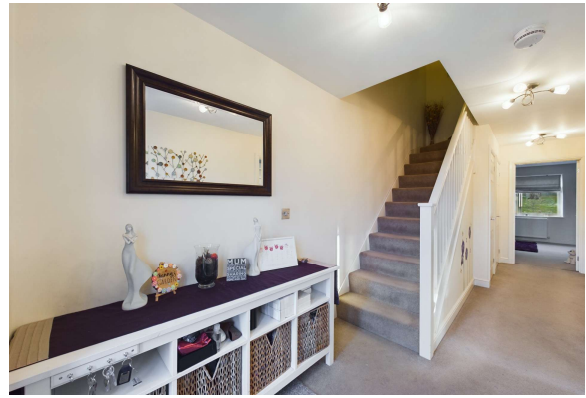
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CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

18 Achilles Close, Hemel Hempstead, Hertfordshire, HP2 5QA

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? 2010

Council Tax Band E

This year council tax charge 2647

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 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
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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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