

**1 Chequers Cottages, Chequers  
End, Gaddesden Row, Hemel  
Hempstead, Hertfordshire,  
HP2 6HH**

David  
**Doyle**  
Sales and Lettings

**Price £495,950** Freehold



This much loved 3 Bedroom Family home is situated in this outstanding rural setting with glorious countryside views to both the front and rear of the property. The property is beautifully presented throughout and offers spacious and well arranged accommodation while being situated in this idyllic location that still offers convenient access to local shops and amenities. The ground floor is arranged with an open plan Lounge Dining Room with `Oak` flooring, a fitted Kitchen, Guest Cloak Room and a Conservatory. The first floor boasts 3 Bedrooms all offering far reaching countryside views and the first floor is completed by the family Bathroom. Externally the property is surrounded by beautifully maintained communal gardens with stunning countryside views. The gardens maintenance, the servicing of a shared septic tank and monthly window cleaning for the 7 properties is covered by a small monthly fee (currently £50 per month) via the Chequers` Association. This property also benefits from a Garage with parking to the front. This outstanding location offers the best of both worlds while being located in this sought after countryside setting but Hemel Hempstead, St Albans and Berkhamsted remain close to hand. The property also benefits from being within a short distance drive from the beautiful countryside hamlets of Flamstead, Trowley Bottom and Studham, offering quintessential English country pubs and stunning countryside walks.

Glorious Countryside views

Conveniently located for local amenities

Open plan Lounge Dining Room

Fitted Kitchen

Conservatory

Guest Cloak Room

First floor Bathroom

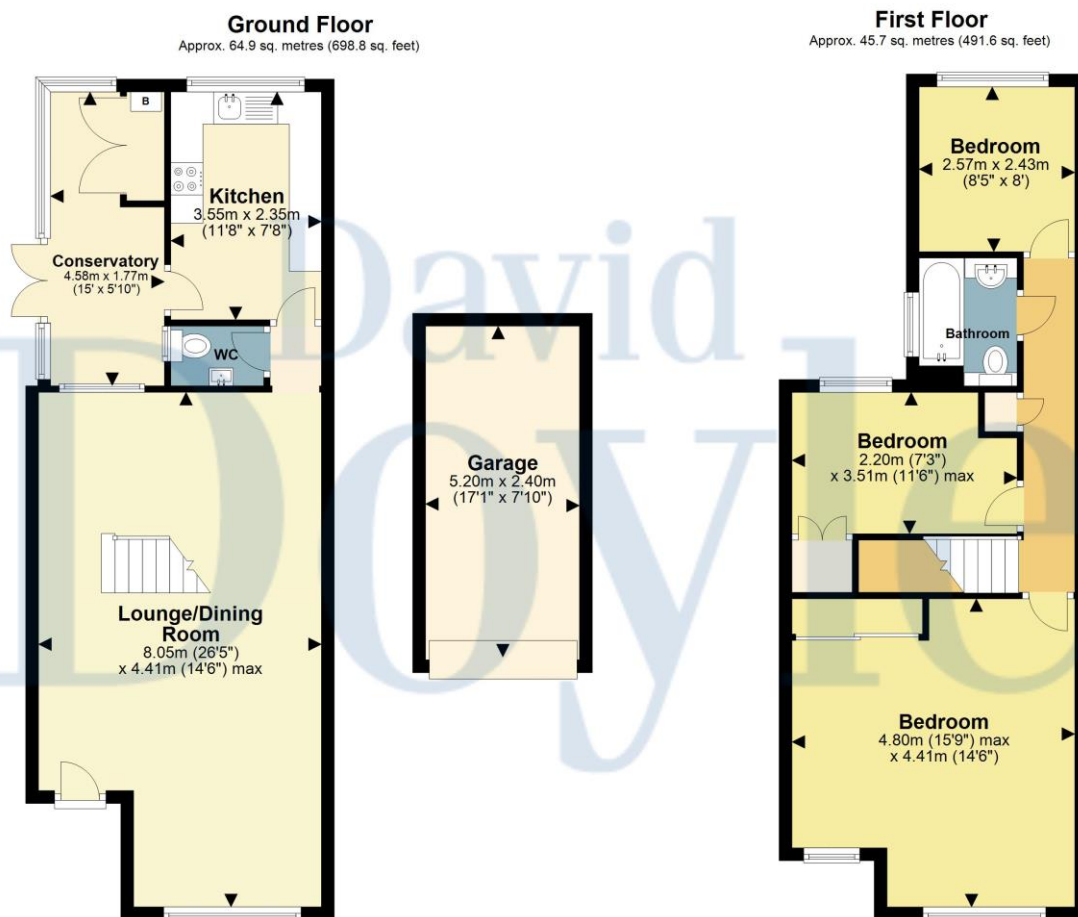
Double glazing

Garage

Communal Gardens

Council Tax Band E

Tenure -Freehold




Total area: approx. 110.6 sq. metres (1190.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

Scan here for more details



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-58) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
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**

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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.

How long	15 years
alterations, when and what?	New security front door in the last 3 years Brand new boiler 2 years ago January 23 Brand new external Oil Tank late 2023 Replacement conservatory roof 3 years ago
planning permissions?	No
boiler, age, when serviced?	New boiler 2 years Jan 23
any pets any instructions?	No
loft boarded?	Yes
ladder?	Yes
look in the loft?	Yes
Are you happy with the details prepared for your property?	No
If no please state	Thought there were new photos taken on 9th Jan 24
Are you happy for your property to go live on all of our advertising portals?	Yes
Does your property have an EPC? If no has an EPC been commissioned by qualified assessor	Yes
Approximate year built?	Unknown 1950?
Council Tax Band	Need to check
This year council tax charge	£2400 single occupancy
Tenure	Freehold
Is the property shared ownership	No

Are there any maintenance charges for the road	Yes
Please confirm amount, frequency and details of the management company	Chequers Association. Each property owner is a director. £50 per month covering Landscape gardening, hedge trimming and Tree surgery Window cleaning Public liability insurance Company's House
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Oil
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Oil Fired
How is your broadband supplied	Fibre to the property FTTP
Do you have a telephone connection?	Landline
What parking facilities does your property have	Garage Allocated Parking
Please state any costs per annum for parking	No cost
Are you aware of any asbestos containing material in the property?	No

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