

19 Someries Road, Hemel
Hempstead, Hertfordshire,
HP1 3PJ

David
Doyle
Sales and Lettings

Price £485,000 Freehold



This extended and well presented 3 double bedroom end of terrace family home benefits from an ensuite bathroom to the master bedroom and an open plan kitchen dining family room with bi fold doors to the rear garden. With an driveway that offers excellent off road parking viewing is highly recommended.

The ground floor is arranged with an impressive open plan kitchen dining family room with a vaulted ceiling with Velux windows and bi fold doors that open on to the rear garden. A separate living room, guest cloak room, entrance porch and a welcoming entrance hall with stairs leading to the first floor. The kitchen has been luxuriously fitted with a range of matching shaker style wall and floor mounted units, an Island unit with a breakfast bar area and a range of integrated appliances.

The first floor features 2 double bedroom and a family bathroom, the bathroom is fitted in white with chrome fittings and comprises a panelled bath with a shower over and a fitted shower screen, a vanity unit with a wash hand basin and storage under, a low level WC and a chrome heated towel rail.

The second floor boasts a stunning master bedroom with vaulted ceiling, Velux windows, fitted wardrobes and a contemporary ensuite bathroom. The ensuite bathroom is fitted in white and comprises a free standing bath, a vanity unit with a contemporary wash hand basin, a low level WC and a chrome heated towel rail.

To the front of the property is a good sized brick block driveway that offers excellent off road parking facilities with gated side access to the rear garden. The rear garden is pleasantly private and landscaped with a patio seating area, an area laid to lawn and a brick built storage shed that has power and the owners have previously used as an office space.

This property is also conveniently located to local shops, schools, amenities and open playing fields.

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.

Extended and well presented 3 double bedroom end of terrace family home

Convenient for local shops, schools, amenities and open playing fields

Stunning open plan kitchen dining family room with bi fold doors to the rear garden

Separate living room and a guest cloak room

Impressive master bedroom with an ensuite bathroom

First floor family bathroom

Pleasantly private rear garden with a brick built storage shed

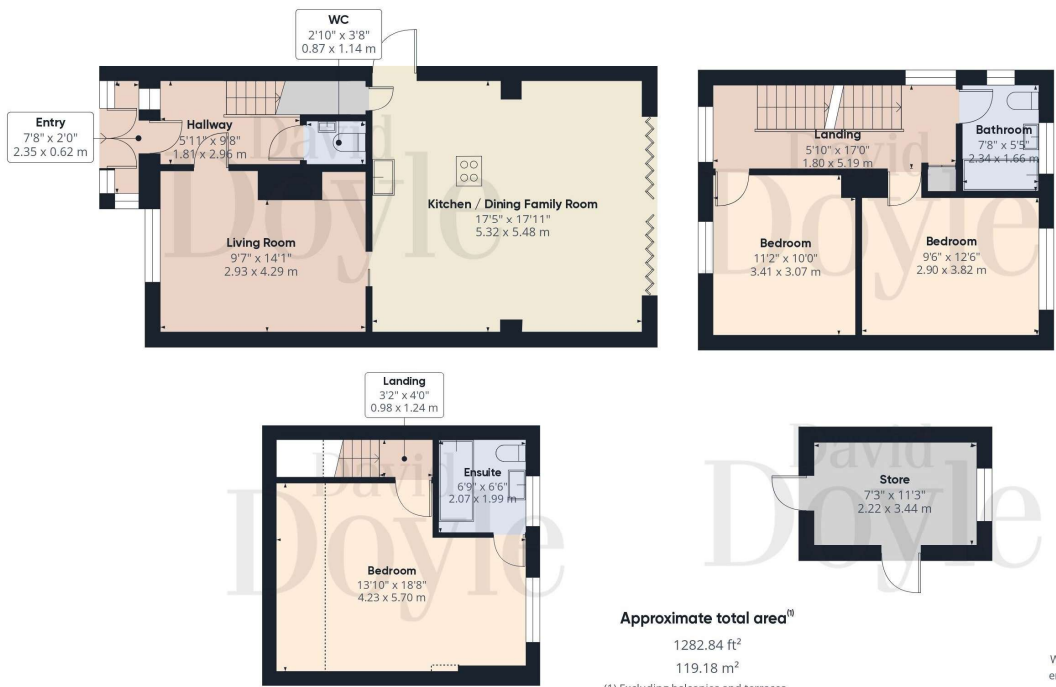
Driveway that offers excellent off road parking facilities

Viewing is highly recommended

Call NOW for more details

Council Tax Band C

Tenure -Freehold



Approximate total area[®]

1282.84 ft²

119.18 m²

(1) Excluding balconies and terraces

Reduced headroom

49.48 ft²

4.6 m²

Reduced headroom

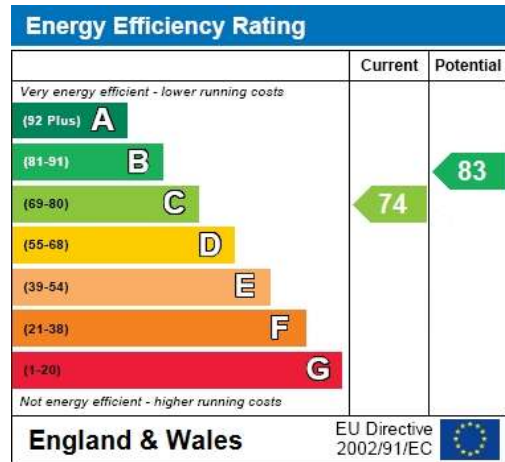
..... Below 5 ft/1.5 m

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.

GIRAFFE360

Scan here for more details





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

19 Someries Road, Hemel Hempstead, Hertfordshire, HP1 3PJ

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 C

This year council tax charge 1077

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 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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