

11 Hollybush Lane
Warners End
HP1 2PF

David
Doyle
Sales and Lettings

Price £475,000 Freehold



A rarely available four bedroom family home with a driveway and generous garden located in this sought after HP1 side road close to excellent amenities, schools and travel links. The internal accommodation is spacious and comprises a hallway with doors to a bright living room opening to a separate dining room with patio doors opening to the rear garden and a door to the large fitted kitchen arranged with wall and base units, coordinating work surfaces, space and plumbing for appliances and a door leading to a very useful utility room offering generous storage, the wall mounted boiler and a personal door opening to the rear garden. To the first floor is a spacious landing with loft access and doors to the four generous bedrooms, the master with fitted wardrobes and all with ample storage. Finishing the accommodation is the family shower room fitted with a white suite and chrome fittings. Externally, a particular feature of the property is the generous rear garden arranged with patio seating areas, a generous lawn with mature plants and shrubs, fenced boundaries, a shed and gated side access leading to the front of the property offering a generous driveway. Offered in good order throughout and with scope to extend and update, an appointment to view 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.

Rarely Available HP1 Location

Four Bedroom Family Home

End Of Terrace With Scope To Extend (STNPC)

Two Reception Rooms

Large Fitted Kitchen

Ground Floor WC And First Floor Bathroom

Close To Schools & Amenities

Good Order Throughout

Updated Boiler

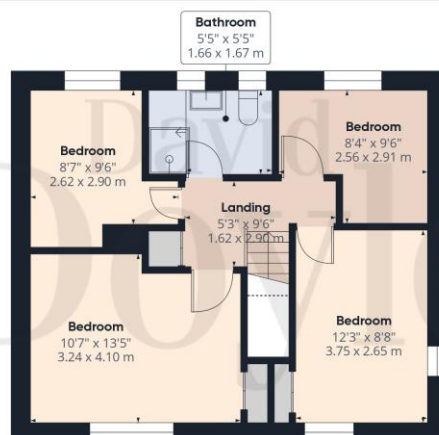
Viewing Recommended

Council Tax Band D

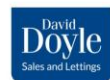
Freehold



Ground Floor



Floor 1



Approximate total area⁽¹⁾

987.48 ft²
91.74 m²

Reduced headroom
0.1 ft²
0.01 m²

(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.

GIRAFFE360

Scan here for more details





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

11 Hollybush Lane, Hemel Hempstead, Hertfordshire, HP1 2PF

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith

Approximate year built? 1967

Council Tax Band Band D

This year council tax charge £2,166.04

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? Landline

What parking facilities does your property have Private/driveway

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?	Yes
If yes please give details of the adaptations	Handrails down front steps to house. Plus stair lift in house. Which I could have taken out.
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.