

9 Summerleas Close, Hemel  
Hempstead, Hertfordshire,  
HP2 5PW

David  
**Doyle**  
Sales and Lettings

Price £425,000 Freehold



A very well presented three bedroom family home with a lovely private garden and an allocated parking space conveniently situated for local shops, amenities and travel links. The internal accommodation is deceptively spacious and comprises a generous entrance hall with doors to a guest WC, the recently refitted contemporary high gloss fitted kitchen and the generous living/dining room with patio doors opening to the rear garden. Stairs from the entrance hall lead to the first floor comprising a landing offering access to the loft and doors to three bedrooms, the master with an en suite shower room. Finishing the accommodation is the family bathroom, arranged with a white suite, chrome fittings and part tiled walls. Externally, the property benefits from a well planned rear garden with a patio seating area leading to lawn, fenced boundaries and gated rear access. Having been updated by the current owners and offered in excellent order throughout, an internal viewing is much advised to appreciate this lovely home.

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.

A Very Well Presented 3 bedroom End Of Terrace Family Home  
Private Situation Within This Exclusive Modern Development

Ensuite Shower Room To Master Bedroom

First Floor Family Bathroom

Generous Living/Dining Room

Refitted Contemporary Kitchen With Integrated Appliances

Ground Floor Cloakroom

Double Glazing & Gas Heating To Radiators

Pleasantly Private Rear Garden

VIEWING HIGHLY RECOMMENDED

Council Tax Band D

Tenure -Freehold

Scan here for more details





**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.

Approximate year built?	2007
Council Tax Band	D
This year council tax charge	2166
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	Management company: anthem. Approx 500-600 per year paid every 6 months (approx 250-300)
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	Sky
Do you have a telephone connection?	Unknown
What parking facilities does your property have	Allocated Parking
Please state any costs per annum for parking	Nil
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?	Yes
If yes please state what restrictions are in place.	With management company
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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