

244 Northridge Way
Boxmoor Borders
HP1 2AS

David
Doyle
Sales and Lettings

Offers in Excess of £425,000 Tenure Not Known



A rarely available Three Bedroom End Of Terrace Family home with excellent potential to update and with potential to reconfigure/extend subject to the necessary planning consents. This excellent home is located in a much sought after Boxmoor borders position close to excellent amenities, travel links and highly regarded schooling. The internal accommodation comprises an entrance hall with stairs to the first floor and a door to the spacious dual aspect living/dining room with patio doors opening to the rear garden and a door to the fitted kitchen, arranged with a range of wall and base units, work surfaces, integrated appliances and leading to a separate utility room with generous storage and a very useful guest WC. To the first floor are three spacious and tastefully decorated bedrooms and the family bathroom, fitted in a white suite with chrome fittings. Externally, the rear garden is a particular feature of the property being generous in size, mostly laid to lawn with fenced boundaries and side access leading to the front of the property benefiting from a further mature garden with walled boundaries, steps to the front door and potential to create a driveway (STNPC). This property offers excellent potential and we highly recommend an internal viewing to appreciate all it has to offer.

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.

Three Bedroom End Of Terrace Family Home

Generous Garden

Close To Schools, Amenities & Station

Potential To Extend STNPC

Driveway Potential

Dual Aspect Living /Dining Room

Ground Floor Cloakroom

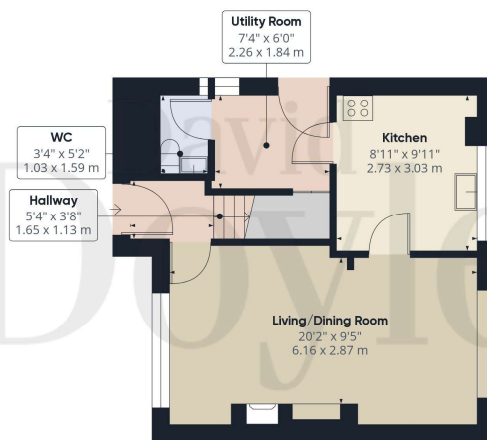
Kitchen And Separate Utility Room

Boxmoor Borders

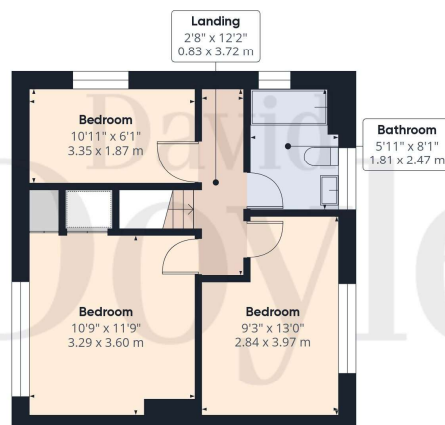
Viewing Advised

Council Tax Band C

Freehold



Ground Floor



Floor 1



Approximate total area⁽¹⁾
810.3 ft²
75.28 m²

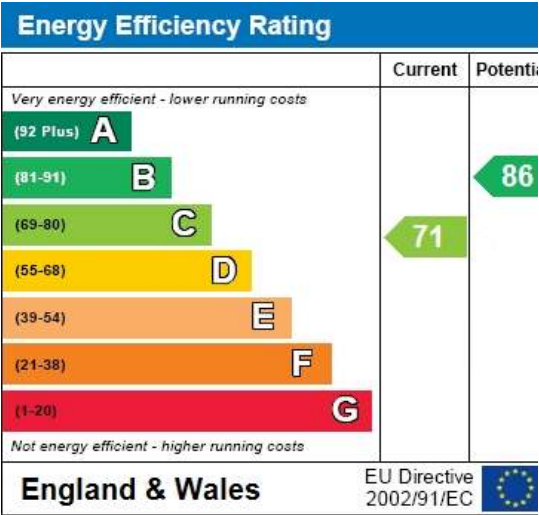
(1) Excluding balconies and terraces

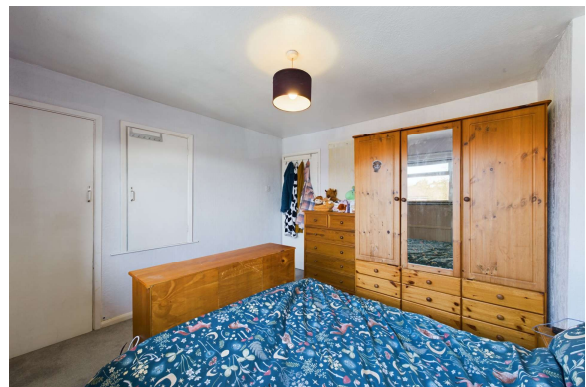
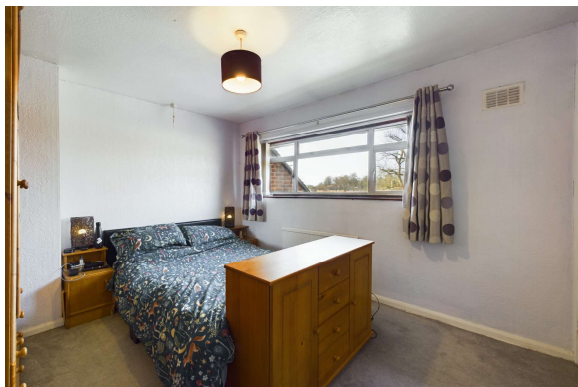
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Scan here for more details





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

244 Northridge Way, Hemel Hempstead, Hertfordshire, HP1 2AS

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	£1945
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	not sure
Do you have a telephone connection?	None
What parking facilities does your property have	loads of parking on the pavement by the property
Please state any costs per annum for parking	N/A
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	Handles in the bathroom
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.