

33 Risedale Road

Nash Mills

HP3 9NW

Price £725,000 Freehold

David
Doyle
Sales and Lettings



An exceptional four bedroom detached family home with a detached garage/workshop, large driveway and generous rear garden situated on an impressive plot in this popular residential area close to excellent amenities and within the catchment for highly regarded schooling. The property has been extended and updated to offer spacious and flexible accommodation comprising a porch opening to an entrance hall with doors to a formal dining room, a spacious living room with patio doors opening to the rear garden, a guest shower room with electric under floor heating and a large fitted kitchen offering a range of wall and base units, integrated appliances, space and plumbing for white goods, coordinating work surfaces, a breakfast bar and with a personal door opening to the garden. The property further benefits from gas to radiator heating throughout feeding under floor heating in the dining room and double glazed windows throughout.

To the first floor is a spacious landing with doors to two well proportioned bedrooms and the family bathroom. A further door leads to a spacious inner landing with doors to two further bedrooms and stairs to the second floor which offers an excellent useful loft space, currently used for storage but would make an excellent study/playroom. Externally, the rear garden is of impressive size, laid to lawn with mature plants and shrubs, patio and decked seating areas, a summer house, shed and greenhouse to the gardens end, fenced boundaries, a detached brick built garage and work shop with light and power, a driveway behind gated access leading to the front of

the property which benefits from a further driveway and a mature garden with hedged and walled boundaries. This rarely available property has been exceptionally well maintained and offers particularly spacious internal accommodation and generous outside space. An early viewing comes highly advised.

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

Extended Four Bedroom Detached Family Home

Driveway And Detached Garage

Impressive Rear Garden

Useable Loft Space

Two Reception Rooms

Popular Nash Mills Position

Close To Schools, Amenities And Travel Links

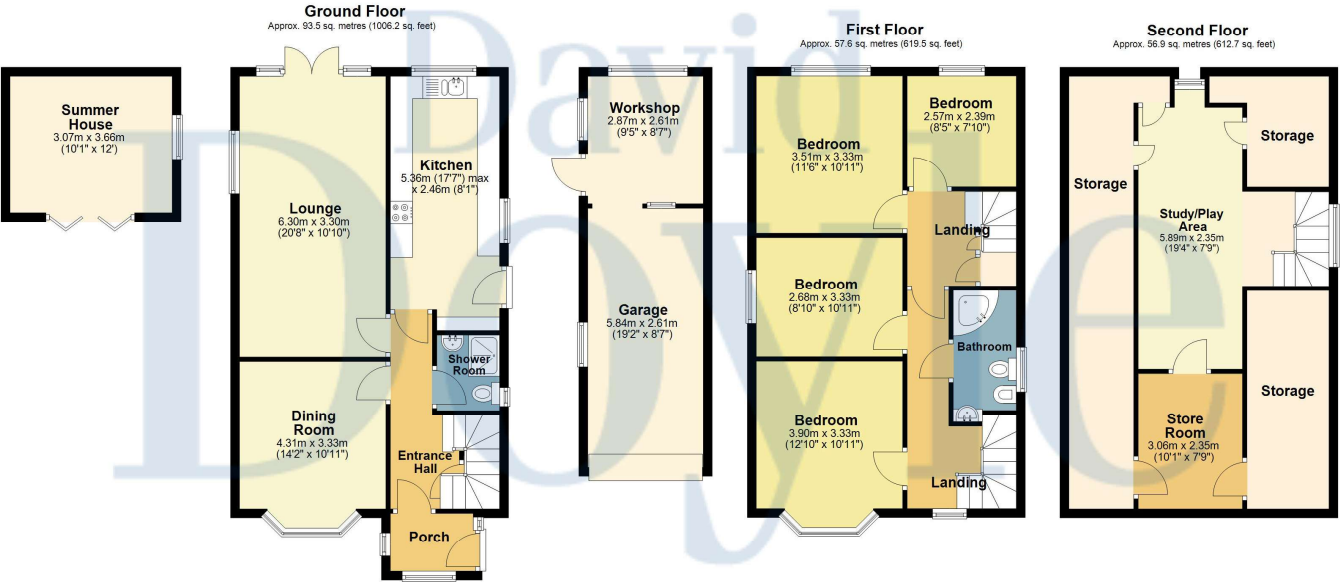
Two Bathrooms

Excellent Order Throughout

Viewing Advised

Council Tax Band E

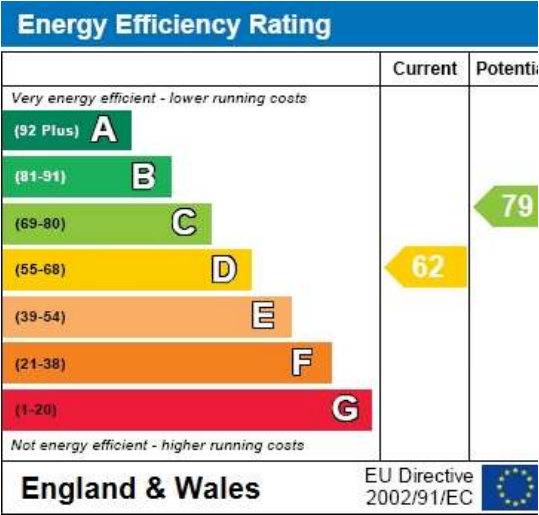
Freehold

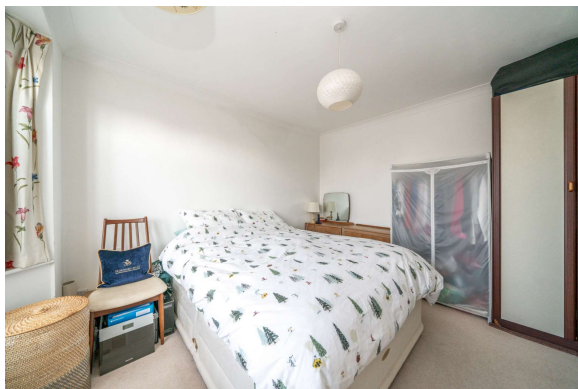
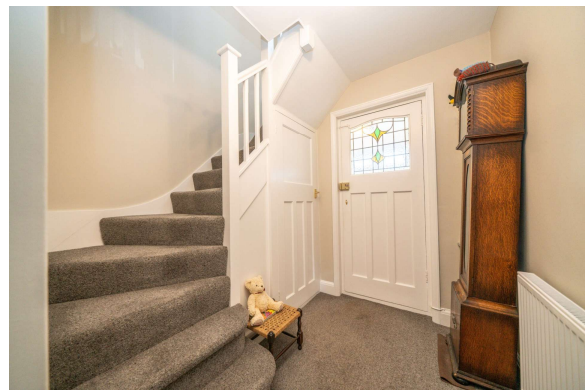


Total area: approx. 208.0 sq. metres (2238.4 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property.
Copyright © SKMSTUDIO
Plan produced using PlanUp.

Scan here for more details





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

33 Risedale Road, Hemel Hempstead, Hertfordshire, HP3 9NW

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?	1936
Council Tax Band	E
This year council tax charge	£2647.38
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 Garage
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 is 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?	Yes
If yes please give details and links to planning portal.	Extensions at 10 Langley Avenue
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

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.