

21 Rowcroft

Chaulden

HP1 2JG

David
Doyle
Sales and Lettings

Price £475,000 Freehold



A very well presented three bedroom family home with extended living space to the ground floor situated in this popular HP1 residential location close to highly regarded schooling and local amenities. The property has been updated and well maintained by its current owners and a viewing is advised to appreciate this excellent property. The Ground floor accommodation comprises an entrance hall with stairs to the first floor and a door to the lovely extended dual aspect living /dining room with quality wide plank flooring and a door opening to the generous refitted kitchen, arranged with a range of floor and wall mounted units, coordinating work surfaces, integrated appliances, space for free standing appliances and with a utility area offering excellent storage facilities. A door from the kitchen leads to a lobby area with a door to the garden and a very useful guest shower room/WC. To the first floor is a landing with loft access and doors to three well proportioned bedrooms, bedroom one offering a built in over stairs cupboard. Finishing the accommodation is the refitted contemporary family bathroom arranged with a white suite and chrome fittings. Externally, the property benefits from a pleasantly private rear garden, attractively arranged with patio and decked seating areas, a generous lawn, a shed to the gardens end and fenced boundaries. To the front of the property is a further garden area with walled boundaries. Offered with the benefits of gas central heating, double glazing and attractive decor throughout, an internal viewing is strongly 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 to London Euston.

Extended Three bedroom Family Home

HP1 Situation

Close To Shops, Schools & Amenities

Refitted Kitchen & Bathroom

Dual Aspect Living/Dining Room

Ground Floor Shower Room

Private & Manageable Rear Garden

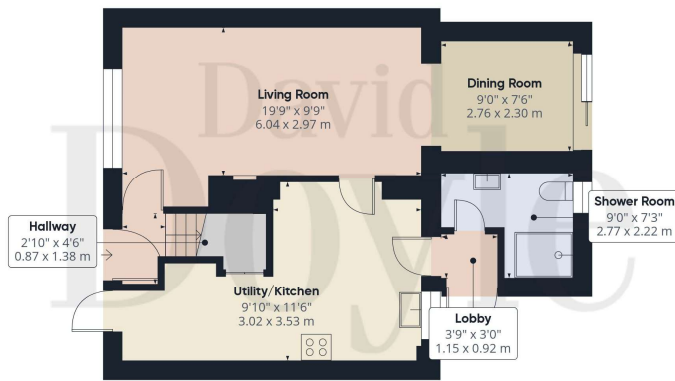
Tastefully Decorated Throughout

NO UPPER CHAIN

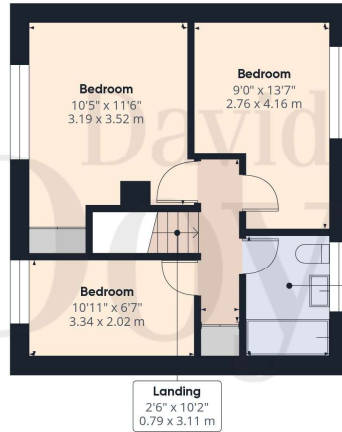
Viewing Advised

Council Tax Band D

Freehold



Ground Floor



Floor 1

Approximate total area⁽¹⁾
929.13 ft²
86.32 m²

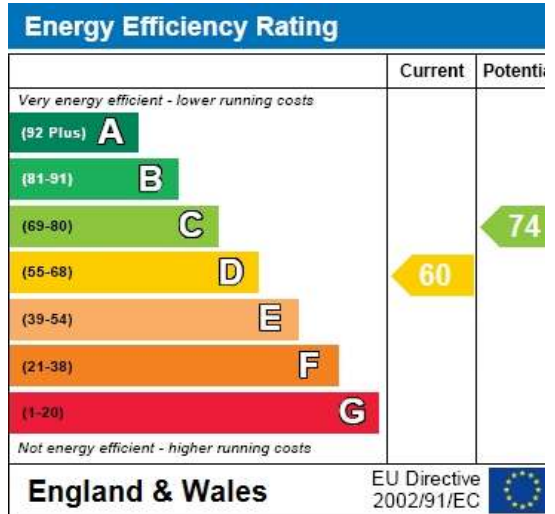
(1) Excluding balconies and terraces

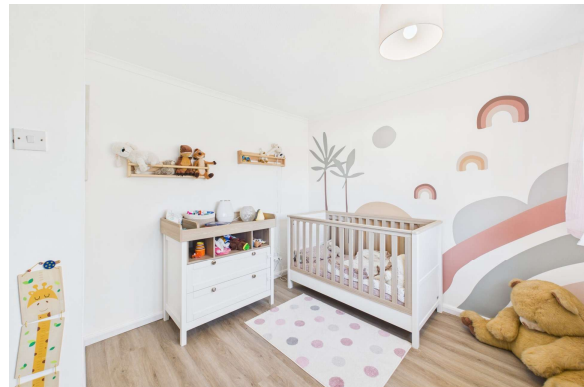
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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

21 Rowcroft, Chaulden, Hemel Hempstead, Hertfordshire, HP1 2JG

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? 1960

Council Tax Band D

This year council tax charge 2100

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Concrete block

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 Cable

Do you have a telephone connection? Unknown

What parking facilities does your property have None

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

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.