

90 Masons Road
Adeyfield
HP2 4QU

David
Doyle
Sales and Lettings

Price £435,000 Freehold



An extended three bedroom semi detached family home situated in this popular Adeyfield location close to excellent amenities and highly regarded schooling. The internal accommodation is well proportioned and comprises a hallway with stairs to the first floor and a door to the bright living room and the fitted kitchen with wall and base units, work surfaces, space for white goods and a door to the large dining/family room (also accessed from the living room) opening to a conservatory enjoying views of the rear garden. To the first floor is a landing with loft access and doors to three well proportioned bedrooms, all of good size and the family bathroom arranged with a white suite and chrome fittings. Externally, the rear garden is generous in size and mainly laid to lawn with mature trees, plants and shrubs, fenced boundaries and side access to the front of the property offering a further garden area and with scope to create a driveway (STNPC). With benefits including gas central heating, double glazing and NO UPPER CHAIN, we highly recommend a viewing of this rarely available property.

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

Close To Amenities And Travel Links

Good Schools Nearby

Generous Rear Garden

Scope To Create Driveway (STNPC)

Potential To Improve/Update

Well Proportioned Internal Accommodation

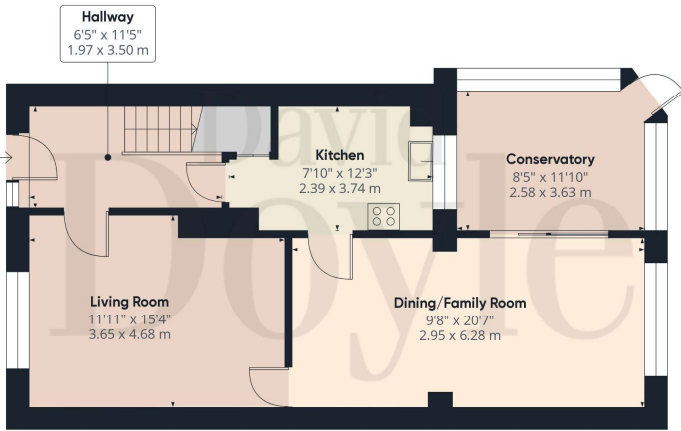
GCH And Double Glazing

NO UPPER CHAIN

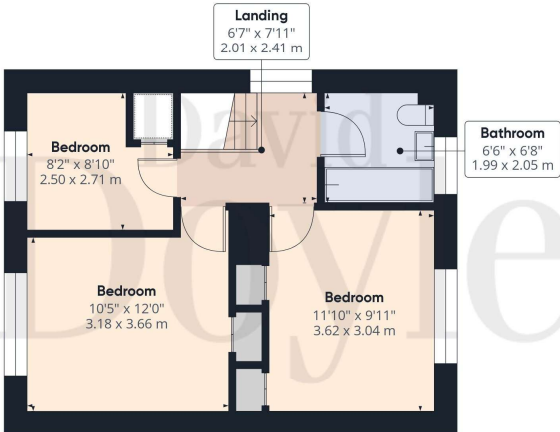
Viewing Advised

Council Tax Band D

Freehold



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1064.87 ft²
98.93 m²

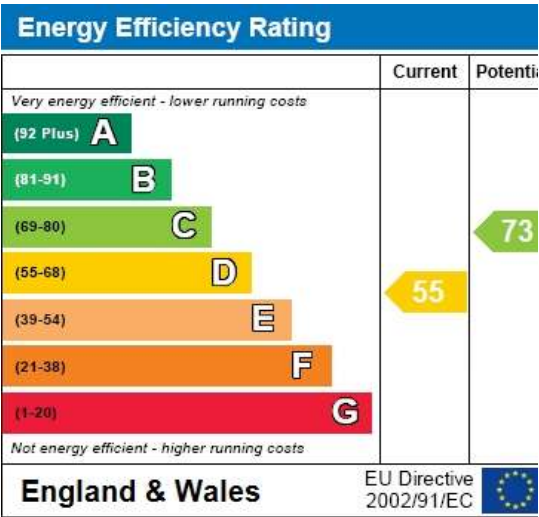
(1) Excluding balconies and terraces

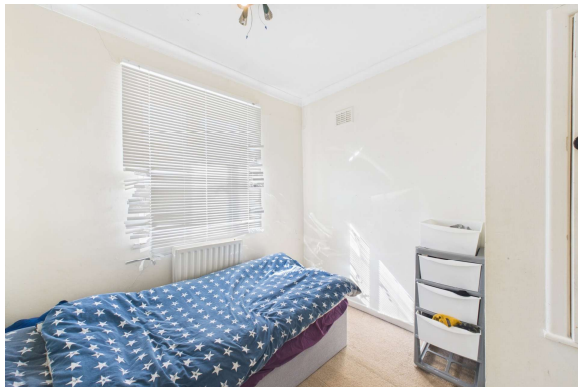
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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

90 Masons Road, Hemel Hempstead, Hertfordshire, HP2 4QU

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.

Council Tax Band	C
This year council tax charge	2018
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?	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.