

**196a Cotterells**

**Town Centre**

**HP1 1JW**

**OIEO £350,000** Freehold

David  
**Doyle**  
Sales and Lettings



A Two Double Bedroom end of terrace home updated to a high standard throughout and conveniently located for local shops, schools and amenities. The accommodation is pleasantly spacious with excellent storage and comprises a hallway with doors to a guest WC, generous fitted kitchen with integrated appliances and a bright and spacious living room with patio doors leading to the garden and stairs to the first floor comprising two excellent double bedrooms and a family shower room. Externally, the rear garden is generous in size, pleasantly private and arranged with a patio seating area, steps leading to a large lawn with a shed to the gardens end, fenced boundaries and side access leading to the front of the property with walled boundaries and a pathway leading to the front door. Offered in excellent order throughout and with the benefit of NO UPPER CHAIN, an internal viewing is highly recommended..

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.

Two Double Bedroom

Freehold House

Excellent Condition Throughout

Well Planned Accommodation

Refitted Kitchen And Shower Room

Generous Rear Garden

Popular Town Centre Location

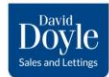
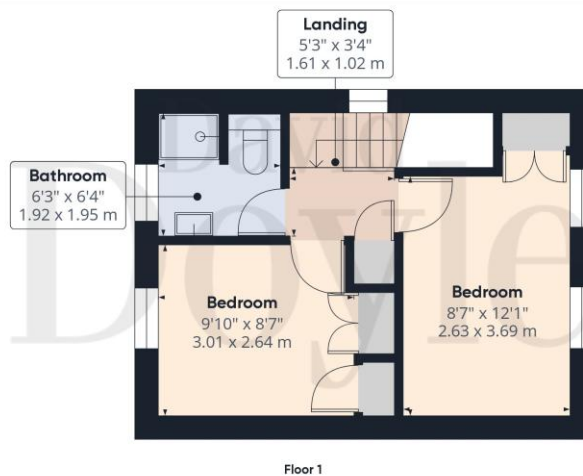
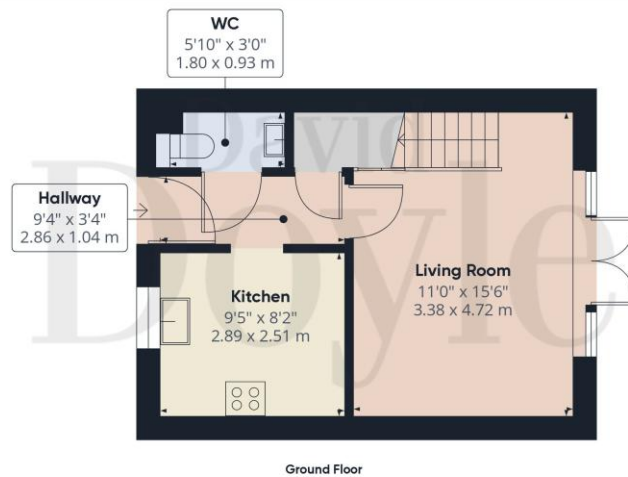
Ample Storage

NO UPPER CHAIN

Viewing Advised

Council Tax Band C

Freehold



Approximate total area<sup>(1)</sup>  
589.32 ft<sup>2</sup>  
54.75 m<sup>2</sup>

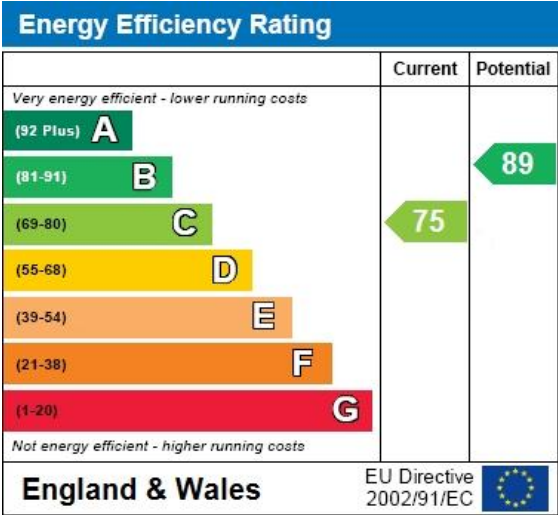
(1) Excluding balconies and terraces

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](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**



## 196a Cotterells, Hemel Hempstead, Hertfordshire, HP1 1JW

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?	2003
Council Tax Band	C
This year council tax charge	?
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	Cable
Do you have a telephone connection?	Landline
What parking facilities does your property have	Permit Parking
Please state any costs per annum for parking	£80
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 are?	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? 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.