

4 Stroma Close
Hemel Hempstead
HP3 8TJ

Price £435,000 Freehold

David
Doyle
Sales and Lettings



A particularly spacious and well presented three bedroom family home situated in this sought after residential cul de sac conveniently located for local shops, schools and amenities. The property provides well arranged accommodation and comprises a large entrance porch leading to the bright and spacious entrance hall opening to the bright living room, a generous under stairs storage area and the generous fitted kitchen/breakfast room offering a vast range of attractive wall and base units, coordinating wood effect work surfaces, space, a distinct dining area and a personal door opening to the conservatory enjoying views of the rear garden. Finishing the ground floor accommodation is a very useful guest WC. The first floor offers a spacious landing with an airing cupboard, loft access, three well proportioned bedrooms and the family bathroom, fitted in a white suite with chrome fittings. Externally the rear garden is pleasantly private and attractively arranged with a decked seating area otherwise laid to lawn with fenced boundaries, a brick built shed and gated access to the rear. To the front of the property is a driveway providing off street parking with plant and shrub borders. The property has been well maintained and is offered with the benefits of CCTV, double glazing and gas heating to radiators.

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.

Spacious Three Bedroom Family Home

Driveway

Private Low Maintenance Garden

Large Kitchen/Breakfast Room

Popular HP3 Position

Close To Schools, amenities And Travel Links

Good Condition Throughout

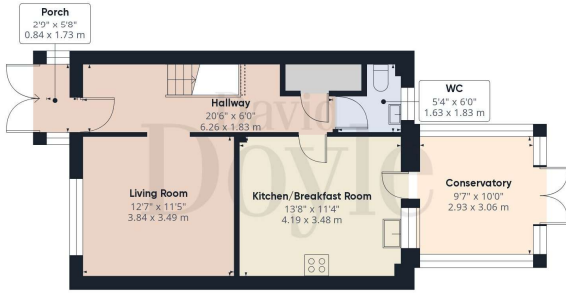
Ground Floor WC

NO UPPER CHAIN

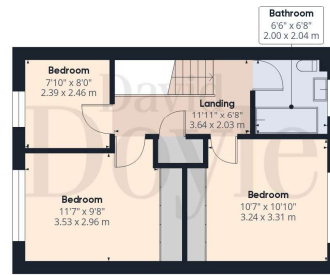
Viewing Advised

Council Tax Band C

Freehold



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
1024.19 ft²
95.15 m²

Reduced headroom
0.94 ft²
0.09 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

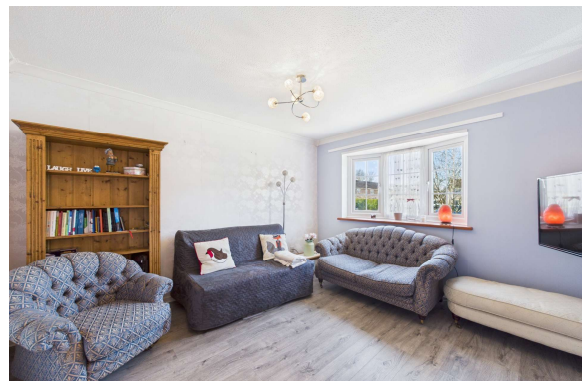
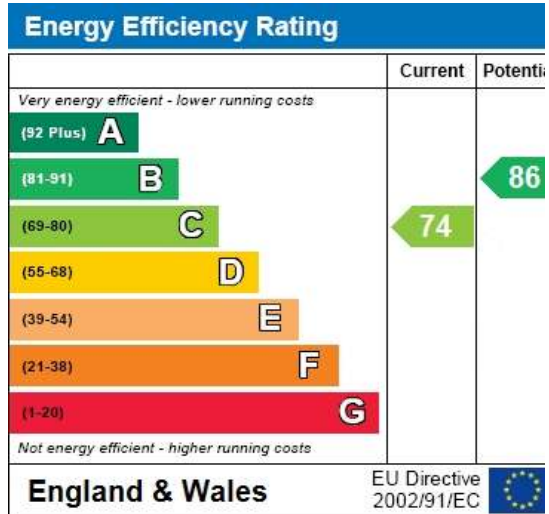
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

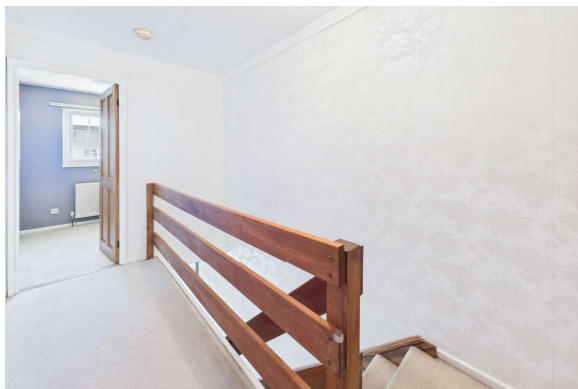
GIRAFFE360



Ground Floor Building 2

Scan here for more details





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

4 Stroma Close, Hemel Hempstead, Hertfordshire, HP3 8TJ

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?	1987
Council Tax Band	C
This year council tax charge	1925,37
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?	I think so
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Not sure
Do you have a telephone connection?	Unknown
What parking facilities does your property have	Private/driveway
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.