

**33 Marriotts Way, Hemel
Hempstead, Hertfordshire,
HP3 9EN**

David
Doyle
Sales and Lettings

Offers in excess of £600,000 Freehold



This spacious 4 double bedroom detached family home offers spacious accommodation while enjoying far reaching roof top views to the rear and is conveniently located for local shops, schools and amenities. With extensive off road parking a garage and NO UPPER CHAIN viewing is a MUST.

The ground floor is arranged with a generous open plan lounge dining room that features two sets of patio doors that offer access out to the rear garden, a kitchen breakfast room, downstairs cloak room and a welcoming entrance hall with two personal doors to the garage. The kitchen is fitted with a range of matching wall and floor mounted units, colour coordinate work surfaces and a door that offers side access.

The first floor features 4 double bedroom with the two to the rear enjoying far reaching roof top views towards the country side beyond. The family bathroom is fitted in white with chrome fittings and comprises a panelled bath with a shower over, a pedestal wash hand basin and a low level WC.

To the front of the property is a full width brick block driveway that offers excellent off road parking facilities and access to the garage via an up and over garage door.

The rear garden is pleasantly private and arranged with a patio seating area otherwise mainly laid to lawn with gated side access.

With NO UPPER CHAIN 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 4 double bedroom detached family home with NO UPPER CHAIN

Conveniently located for local shops, schools and amenities

Generous open plan lounge dining room

Kitchen breakfast room

Downstairs cloak room

First floor family bathroom

Rear garden

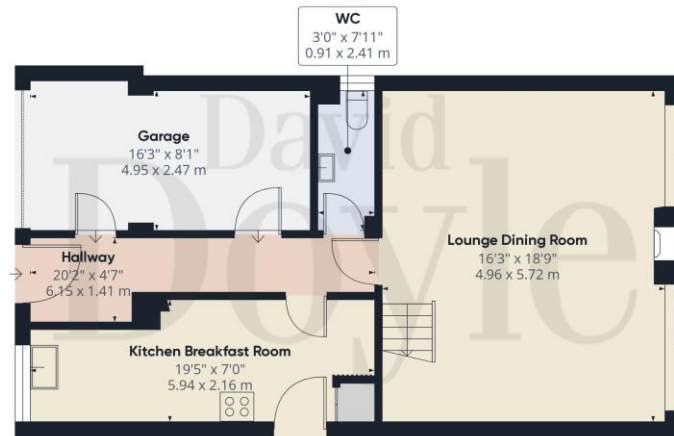
Driveway

Garage

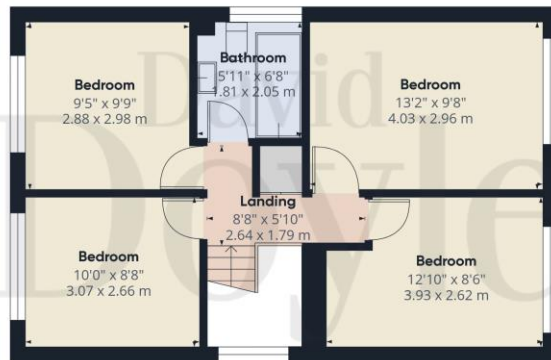
A MUST VIEW

Council Tax Band E

Tenure -Freehold



Ground Floor



Floor 1

Approximate total area[®]

1171.45 ft²

108.83 m²

Reduced headroom

0.63 ft²

0.06 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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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

33 Marriotts Way, Hemel Hempstead, Hertfordshire, HP3 9EN

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?	1975
Council Tax Band	E
This year council tax charge	£2775
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick
Roof type	Tile
Is your property supplied by mains electricity?	Mains Supply
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Mains Supply
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	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
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Is the property an apartment?	No
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Is the property in a conservation area?	No
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Is the property listed?	No
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Are there any restrictive covenants?	No
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Are there any rights of way or easements?	No
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Is your property in a flood risk area?	No
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Has your property or nearby land flooded in the last 5 years?	No
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Are you aware of any planning permissions or applications in the immediate area?	No
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Does your property have any accessibility features installed?	No
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Has your property been subject to any structural movement?	No
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Is your property in the vicinity of any current or historic mining?	No
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