

63 Shearwater Road, Hemel
Hempstead, Hertfordshire,
HP3 0GB

David
Doyle
Sales and Lettings

Price £595,000 Freehold



Situated on this popular modern development is this spacious and well presented 5 Bedroom executive home with an ensuite to the master bedroom, a garage and parking to the rear while being conveniently located for local amenities, schools and Apsley station with links to London Euston.

The ground floor is arranged with an open plan kitchen dining family room with a pair of French doors that seamlessly open in to the rear garden, a guest cloak room, a welcoming entrance hall with a storage cupboard and stairs leading to the first floor.

The first floor features a spacious living room with a Juliet balcony that enjoys far reach roof top views and a feature wall panelling to one wall, a family bathroom and two bedrooms.

The second floor boasts an impressive master bedroom that benefits from an ensuite shower room and two further bedrooms.

The rear garden is pleasantly private and arranged with two patio seating areas for outside entertaining, an area laid to lawn and gated rear access.

The rear access leads out to to the garage with parking to the front of it.

Viewing is highly recommended.

Being located in close proximity of `Apsley village` is a favoured residential area with a delightful village feel and excellent local schooling and a good selection of shops and other amenities. For the commuter the village benefits from its own mainline railway station to London Euston, whilst it also enjoys the picturesque benefits of the Grand Union Canal and Apsley Marina.

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.

Situated on this popular modern development is this spacious and well presented 5 Bedroom home

Convenient for local amenities, schools and Apsley station with links to London Euston

Master bedroom with an ensuite shower room

Living room with a Juliet balcony

Impressive open plan kitchen dining family room

Downstairs cloak room and a first floor family bathroom

Pleasantly private rear garden

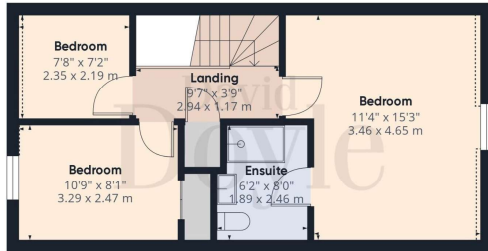
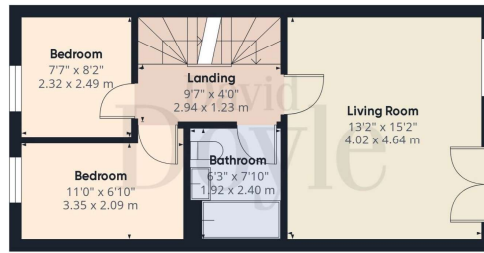
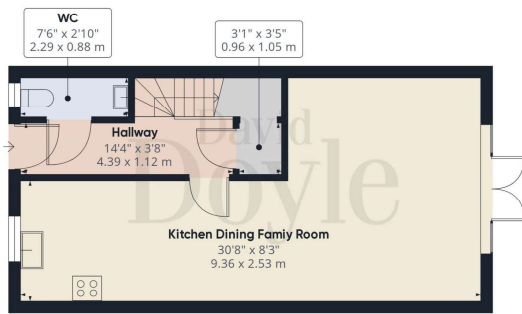
Garage and parking

Viewing is highly recommended

Call NOW to arrange a viewing

Council Tax Band E

Tenure -Freehold



Approximate total area^h

1499.54 ft²
 139.31 m²

Reduced headroom

6.33 ft²
 0.59 m²

(1) Excluding balconies and terraces

Reduced headroom

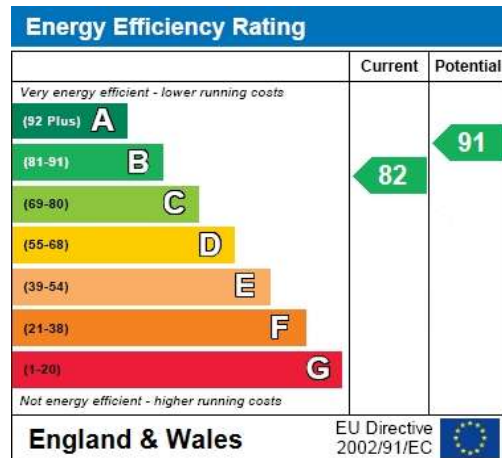
Below 5 ft/1.5 m

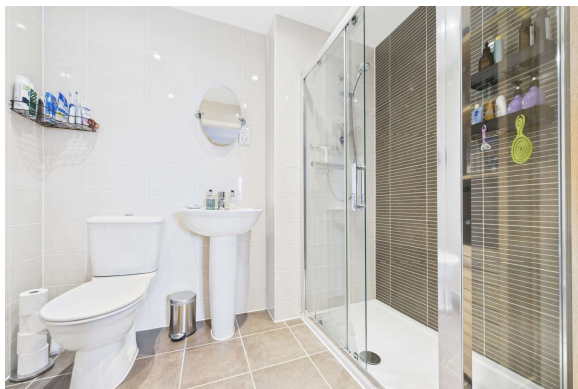
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details





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

63 Shearwater Road, Hemel Hempstead, Hertfordshire, HP3 0GB

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? 2014

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 Yes

Please confirm amount, frequency and details of the management company For access and private parking to rear with lighting circa £150 per annum

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 Fibre to the property FTTP

Do you have a telephone connection? Landline

What parking facilities does your property have Private space to rear

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

In the last year we have had a brand new hot water tank "Mega Flow" system as well as a brand new dishwasher and fridge.

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.