

76 Deaconsfield Road
Hemel Hempstead
HP3 9HZ

OIEO £550,000 Freehold

David
Doyle
Sales and Lettings



An extended three Bedroom semi detached family home conveniently located for local shops, schools, amenities, and Main Line Station with links to London Euston. Lounge with bay window and feature fire. Luxuriously refitted Kitchen Dining Family Room with integrated appliances, vaulted ceiling, and underfloor heating. Downstairs Cloak Room. First floor recently refitted Bathroom. Useful loft space. Double glazing. Gas heating to radiators and underfloor heating in the Kitchen Dining Family Room. Driveway. Garden.

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 semi detached family home

Conveniently located for local shops, schools, and Main Line Station with links to London Euston

Lounge with bay window and feature fire

Luxuriously refitted Kitchen Dining Family Room with integrated appliances and vaulted ceiling

Downstairs Cloak Room. First floor recently refitted Bathroom

Useful loft space

Double glazing and gas heating to radiators

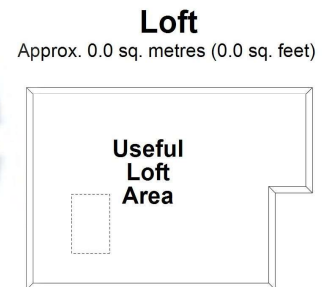
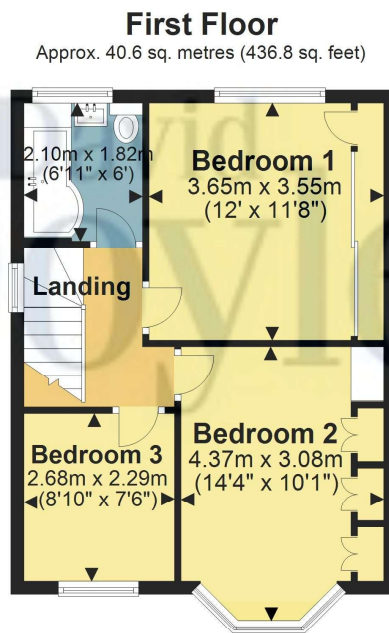
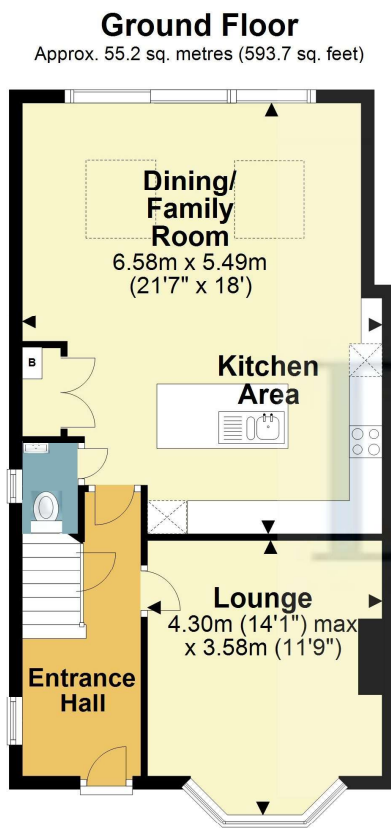
Underfloor heating in the Kitchen Dining Family Room

Double width Driveway

Garden

Council Tax Band D

Freehold



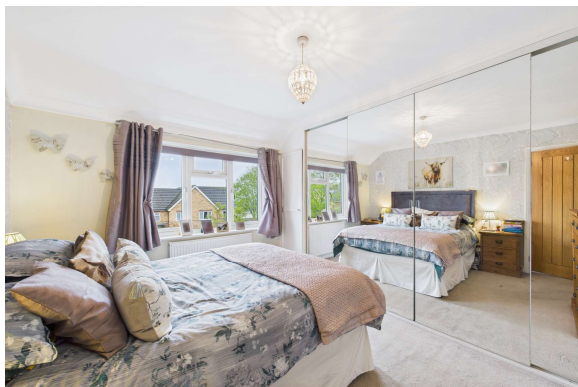
Total area: approx. 95.7 sq. metres (1030.5 sq. feet)

Floorplan is not to scale and to be used for layout guidance only, any measurements shown should NOT be relied upon. Floor Area (Sq/m) includes all areas shown on plan except Balconies, Patios, Eaves, Garden and Parking Areas unless otherwise indicated.

Plan produced using PlanUp.

Scan here for more details





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

76 Deaconsfield Road, Hemel Hempstead, Hertfordshire, HP3 9HZ

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?	1930's
Council Tax Band	D
This year council tax charge	£2271.02
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	Fibre to the property FTTP
Do you have a telephone connection?	Landline
What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	Nil
Are you aware of any asbestos containing material in the property?	No

Are smoke alarms installed at the property?	No
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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?	Yes
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If yes please state what restrictions are in place.	To follow on separate email
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Are there any rights of way or easements?	Yes
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If yes please state what rights are in place?	To follow on separate email
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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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