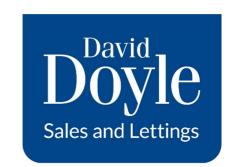
76 Deaconsfield Road Hemel Hempstead HP3 9HZ



OIEO £550,000 Freehold



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

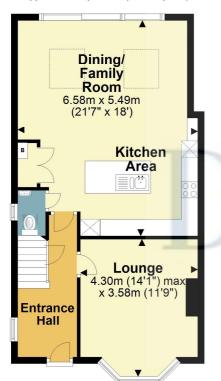
Garden

Council Tax Band D

Freehold

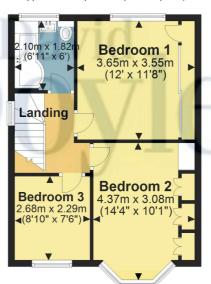
Ground Floor

Approx. 55.2 sq. metres (593.7 sq. feet)



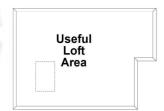
First Floor

Approx. 40.6 sq. metres (436.8 sq. feet)



Loft

Approx. 0.0 sq. metres (0.0 sq. feet)



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
Is the property an apartment?	No
Is the property in a conservation are?	No
Is the property listed?	No
Are there any restrictive covenants?	Yes
If yes please state what restrictions are in place.	To follow on separate email
Are there any rights of way or easements?	Yes
If yes please state what rights are in place?	To follow on separate email
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.