

9 West Valley Road, Hemel
Hempstead, Hertfordshire,
HP3 0AN

David
Doyle
Sales and Lettings

Price £800,000 Freehold



This impressive 4 double bedroom 2 bathroom detached character home with extensive gardens, parking and garage is situated in this sought after road in the popular area of Manor Estate. The property is conveniently located for local shops, sought after schooling and Apsley main line station with links to London Euston.

The ground floor is arranged with a generous dual aspect living room with a feature fire place, a pair of French doors that offer access out to the garden and a pair of doors to the garden room. The garden room offers flexibility of use as a study or a quiet space to read, it also offers access out to the rear court yard. The second reception room is a dual aspect sitting room with wooden herringbone flooring and a door leading in to the kitchen dining room. The kitchen is fitted with a range of matching shaker style wall and floor mounted units comprising both cupboards and drawers, colour coordinated `Quartz` work surfaces and matching upstandings. The dining area is an outstanding area, triple aspect with a vaulted ceiling, sky lights and a pair of French doors that offer access out to the court yard. The ground floor is completed with a utility room, downstairs cloak room and a welcoming entrance hall with stairs leading to the first floor.

The first floor features 4 double bedrooms, a family bathroom and a separate shower room. The primary bedroom benefits from built in wardrobes and both bathrooms are fitted in white with chrome fittings.

The pleasantly private garden is arranged with large patio seating areas, an area laid to lawn and herbaceous borders, The court yard garden offers a tranquil area for additional outside entertaining.

To the front of the property is a full width driveway that offers excellent off road parking and access to the garage with a store to the rear area and a personal door.

The owners have recently refitted the boiler, soffits & gutters, fuse board and the loft space is boarded.

Viewing is highly recommended to fully appreciate this stunning home.

Manor Estate is a favoured residential area located not so far from beautiful open countryside it is convenient for sought after schooling, Apsley mainline railway station (serving London Euston) and the M1/M25 access points.

Nearby `Apsley village` has 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.

Impressive 4 double bedroom 2 bathroom detached character home

Extensive off road parking and a garage

Generous landscaped garden and court yard

Convenient for sought after schooling, local amenities and Apsley main line station

Dual aspect living room. Dual aspect sitting room

Kitchen dining room

Garden room. Utility and a downstairs cloak room

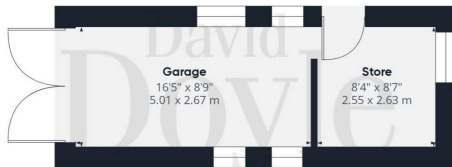
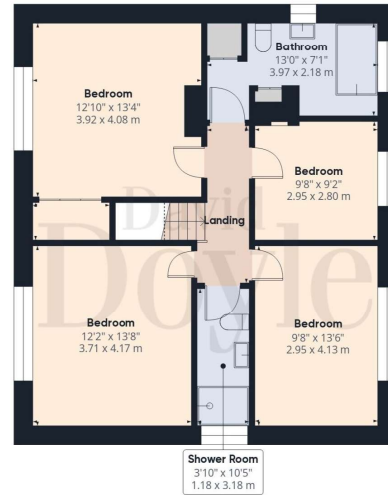
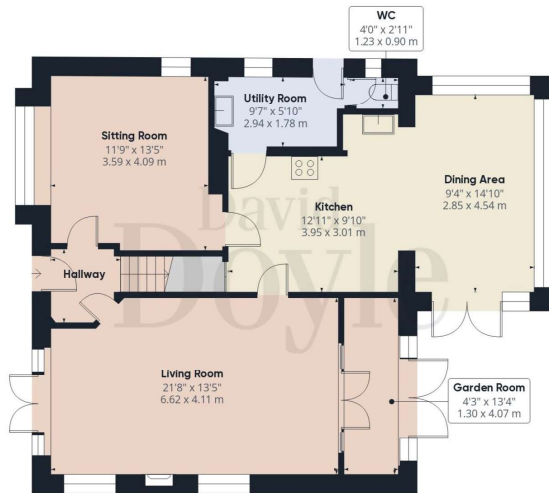
First floor family bathroom and a separate shower room

Viewing is highly recommended

Call NOW for further details

Council Tax Band F

Tenure -Freehold



Approximate total area^m

1884.54 ft²
175.08 m²

(1) Excluding balconies and terraces

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

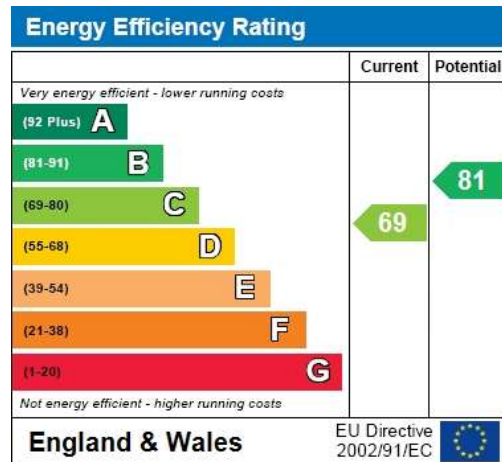


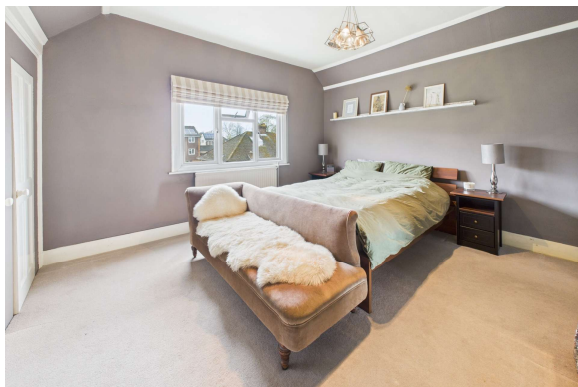
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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

9 West Valley Road, Hemel Hempstead, Hertfordshire, HP3 0AN

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?	1913 & 1950's
Council Tax Band	F
This year council tax charge	3280
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
Please state any costs per annum for parking	0

Are you aware of any asbestos containing material in the property?

Yes

If yes please state

Garage roof

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

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