

**33 Sacombe Road, Hemel  
Hempstead, Hertfordshire,  
HP1 3RQ**

David  
**Doyle**  
Sales and Lettings

**Guide Price £415,000** Freehold



This well- presented three bedroom terraced property offers excellent living accommodation throughout, a good size front living room with a modern fitted kitchen leading out onto a south facing rear garden. Positioned within the popular area of Warners End.

The ground floor living accommodation offers a through living room that has direct access onto the rear garden. A fitted kitchen, downstairs bathroom, and a hallway with stairs leading to the first floor. The kitchen is fitted with a range of tiling, units, comprising of both drawers and cupboards, work surfaces with integrated appliances.

The first floor provides three bedrooms with natural light throughout, additionally a landing space completes the first floor living space.

Outside, the rear garden offers excellent space, the decking across the back with stairs leading onto a laid to lawn area.

The front garden is laid to lawn with a gravel area and pathway leading to the front door.

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.

Three Bedrooms

Close to Local Shops, Amenities and Schools

Separate Living Room

Modern Fitted Kitchen and Bathroom

Good Sized Rear Garden

Council Tax Band C

Tenure -Freehold



Scan here for more details



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## 33 Sacombe Road, Hemel Hempstead, Hertfordshire, HP1 3RQ

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.

Council Tax Band C

This year council tax charge 2048

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? Unknown

What parking facilities does your property have None

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

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