

22 Hollybush Lane
Warners End
HP1 2PF

Price £520,000 Freehold

David
Doyle
Sales and Lettings



This 3 double bedroom semi detached family home with parking is conveniently located for local shops, schools and amenities. The ground floor is arranged with a living room, dining room, conservatory, a good sized fitted kitchen, utility room, guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The first floor features 3 double bedrooms, 2 benefiting from fitted wardrobes and a family bathroom. To the front of the property is a full width brick block driveway that offers excellent off road parking facilities and gated side access to the rear gardens. The rear garden is placed private and arranged with low maintenance in mind. Viewing is highly recommended.

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.

3 Double bedroom semi detached family home with parking is situated in this sought after road

Convenient for local shops, schools and amenities

Living room. Dining room

Conservatory. Utility room

Guest cloak room

First floor bathroom

Low maintenance rear garden

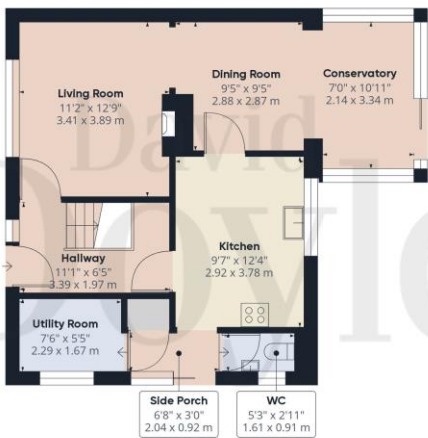
Double glazing

Gas heating to radiators

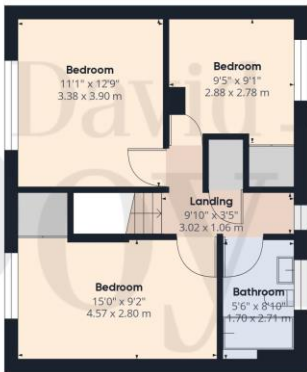
Viewing is a MUST

Council Tax Band D

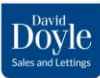
Tenure -Freehold



Ground Floor



Floor 1



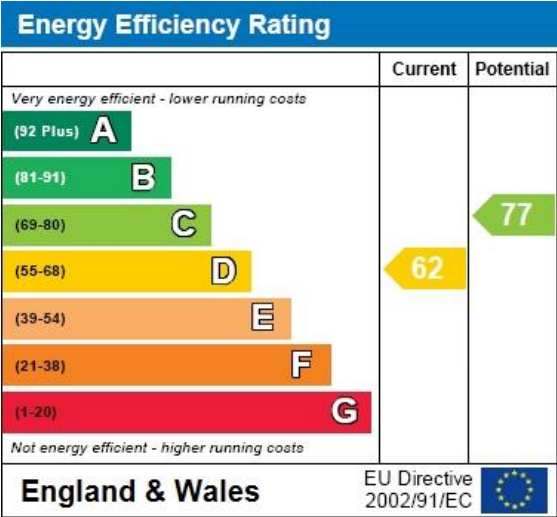
Approximate total area⁽¹⁾
1088 ft²
101.08 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Scan here for more details





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

22 Hollybush Lane, Hemel Hempstead, Hertfordshire, HP1 2PF

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? Sixties I think but not 100% sure

Council Tax Band D

This year council tax charge 2166

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Brick and Tile

Is your property supplied by mains electricity? Yes

Is your property supplied by mains Gas? Yes

Is your property supplied by mains drainage? Yes

Is your heating gas to radiator heating? Yes

How is your broadband supplied Fibre

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? 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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