

45 South Hill Road  
Town Centre  
HP1 1JB

David  
**Doyle**  
Sales and Lettings

Guide Price £400,000 Freehold



An attractive two double bedroom End of Terrace Character cottage conveniently located in this popular HP1 side road close to the Town Centre, good schools and amenities. The internal accommodation is spacious and comprises an entrance hall with access to a very useful basement, two well proportioned reception rooms, one with a log burning fire, fitted kitchen with a range of wall and base units and space and plumbing for appliances with an inner lobby and and steps leading down to the family bathroom. To the first floor is a landing with access to the generous loft space and two well proportioned double bedrooms. Externally, the rear garden is of good size and pleasantly private, arranged with steps leading to a patio seating area leading to lawn with colourful mature plants and shrubs, a potting shed, fenced boundaries and gated side access to to the front of the property with a cottage garden and hedged borders. With potential to update and benefits including Gas Central Heating and Double Glazing, an appointment to view is much advised to appreciate this rarely available property.

Located in close proximity of 'Hemel Hempstead Town Centre and `Old Town`, this property is within easy reach of shopping facilities, schools and amenities and popular Gadebridge Park. Boxmoor village with its restaurants, public houses and Leisure Centre is a short distance away and its Moor is a beautiful open space with a cricket pitch, the Grand Union Canal and River

Bulbourne running through it. Hemel Hempstead`s mainline railway station offers an excellent service to London Euston (26 mins).

Character Two Double Bedroom Property

Popular Town Centre Location

Close To Schools, Amenities & Travel Links

Two Reception Rooms

Log Burning Fire To Front Reception Room

Lovely Mature Rear Garden With Attractive Plants And Shrubs

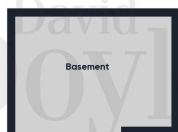
Potential To Update

Basement & Generous Loft Space

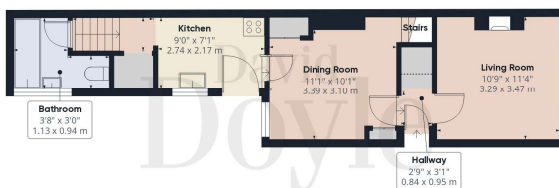
Viewing A Must

Council Tax Band C

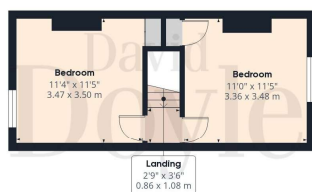
Freehold



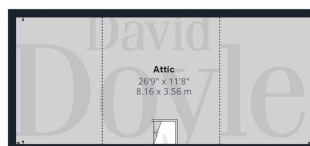
**Floor -1**



### Ground Floor



### Floor 1



## Floor 2

981.77 ft<sup>2</sup>  
91.21 m<sup>2</sup>

**Reduced headroom**  
182.71 ft<sup>2</sup>  
16.97 m<sup>2</sup>

(1) Excluding balconies and terraces

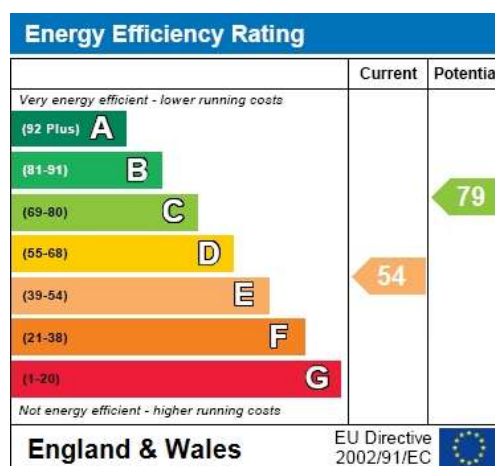
Reduced headroom  
..... Below 5 ft/1.5 m

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

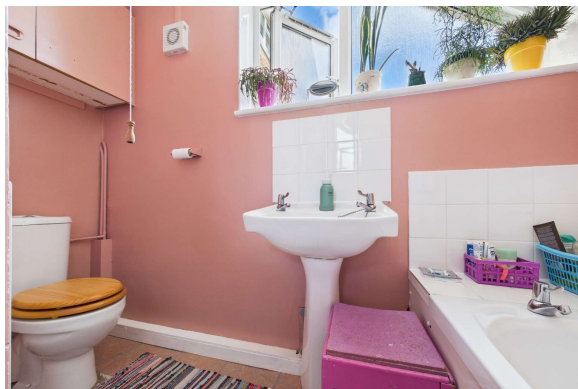
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details







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

## 45 South Hill Road, Hemel Hempstead, Hertfordshire, HP1 1JB

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?	1910
Council Tax Band	C
This year council tax charge	2018.69
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	Permit Parking
Please state any costs per annum for parking	£40
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?	No
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Are there any rights of way or easements?	No
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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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