

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

**David
Doyle**
Sales and Lettings

OIEO £375,000 Freehold



This superbly presented 2 double bedroom family home is conveniently located for local shops, schools, amenities and open playing fields. The property comprises a good sized living room, a kitchen dining room, first floor family bathroom and a useful loft space with Velux windows.

The ground floor is arranged with spacious living room with a double glazed window to the front aspect, the kitchen dining room offers access out to the rear garden and a useful under stairs storage cupboard and the ground floor is completed by a porch and a welcoming entrance hall with stairs leading to the first floor. The kitchen is fitted with a range of matching wall and floor mounted units comprising both cupboards and drawers, colour coordinated work surfaces and a matching breakfast bar area.

The first floor features 2 double bedrooms and a fitted family bathroom. The master bedroom benefits from built in wardrobes, while the family bathroom is fitted in white and comprises a bath with a shower and a fitted shower screen, vanity unit with a wash hand basin, a low level WC, chrome heated towel rail, tiled walls and tiled flooring with under floor heating. The landing offers access to all rooms along with a loft hatch offering access to the useful loft area via a pull down loft ladder. The loft space is carpeted, has power and lighting, Velux windows, built in storage and has been used as a bedroom and office space by the vendors although no building regulations are in place.

The property also benefits from both front and rear gardens, the rear garden is pleasantly private and arranged with low maintenance in mind with a patio seating area , an area laid with artificial lawn, fenced and hedge boundaries with secure gated side access.

The property can be accessed via Sacombe Road but it is also convenient to access it via Bodwell Close.

Viewing is highly recommended to view this beautifully presented family home.

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.

Superbly presented 2 double bedroom end of terrace family home

Conveniently located for local shops, schools, amenities and open playing fields

Living room

Kitchen dining room

First floor family bathroom

Useful loft space with power, lighting and Velux windows

Pleasantly private low maintenance rear garden

Double glazing and gas heating to radiators

Viewing is highly recommended

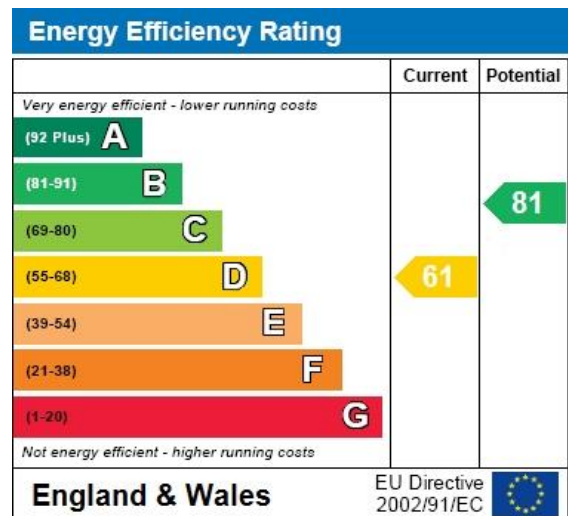
Call NOW to arrange a viewing

Council Tax Band C

Tenure -Freehold



Scan here for more details





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

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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? 1962

Council Tax Band C

This year council tax charge £1930

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 to the property FTTP

Do you have a telephone connection? Landline

What parking facilities does your property have Potential to exchange our rented garage in Bodwell Close

Please state any costs per annum for parking £840.84

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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