

20 Latimer Close
Hemel Hempstead
HP2 7JJ

David
Doyle
Sales and Lettings

Guide Price £600,000 Freehold



A Rarely Available Three Bedroom Extended Property with a Double Garage and Extensive Driveway located in this much sought after head of Cul De Sac position in one of Woodhall Farm's premier roads. This exceptional property sits on a desirable corner plot and enjoys large mature and private wrap around gardens with decked and patio seating areas, generous lawns and colourful plant and shrub borders. The internal accommodation has been extensively updated by the current owners and is offered in immaculate condition throughout comprising a large entrance hall, two reception rooms, an impressive fitted kitchen with a vast range of units and granite work surfaces, a conservatory with lovely views of the rear garden, a very useful shower room and integral double garage to the ground floor. To the first floor is a spacious landing with loft access, three well proportioned double bedrooms and the family bathroom. This beautiful family home much be seen to be appreciated and an internal viewing is much advised.

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.

Rarely Available

Extended Three Bedroom Family Home

Double Garage And Large Driveway

Potential To Extend Over Garage (STNPC)

Exceptional Order Throughout

Corner Plot Position With Large Landscaped Colourful Garden

Two Reception Rooms And Conservatory

High Quality Kitchen With Granite Work Surfaces

Ground And First Floor Bathrooms

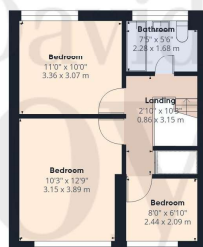
Viewing A Must

Council Tax Band D

Freehold



Ground Floor



Floor 1



Approximate total area^m

1724 ft²
160.1 m²

Reduced headroom

6 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

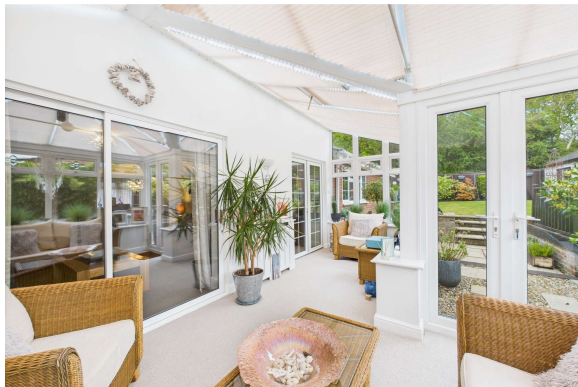
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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

20 Latimer Close, Hemel Hempstead, Hertfordshire, HP2 7JJ

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?	Unknown
Council Tax Band	D
This year council tax charge	2271.02
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 Garage
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
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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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David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.