

19 Sleet's End  
Gadebridge  
HP1 3JA

David  
**Doyle**  
Sales and Lettings

Offers Over £425,000 Freehold



A very well presented three double bedroom family home situated in this popular HP1 Cul side road conveniently located for excellent amenities, highly regarded schooling and travel links. The accommodation is larger than average and comprises an entrance hall with stairs to the first floor and a door to the bright living room leading to the refitted kitchen/breakfast room, arranged with attractive wall and base units, integrated appliances, coordinating wooden work surfaces, a breakfast bar and a distinct area with patio doors opening to the rear garden. To the first floor is a landing with loft access and doors to three DOUBLE bedrooms, all of good size and with fitted storage to the Master. Finishing the accommodation is the contemporary family bathroom. Externally, the rear garden is beautifully sunny and attractively arranged with patio seating areas, mature plants and shrubs, fenced boundaries and a very useful brick built shed/home office/studio with light and power. The front of the property is arranged with a paved hard standing area which can accommodate a vehicle whilst there is plenty of communal parking close at hand. Offered to the market in excellent order throughout and with benefits including gas central heating and double glazing, an internal 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.

Three Double Bedroom Family Home

South Facing Rear Garden

Popular HP1 Cul De Sac

Close To Schools, Amenities And Travel Links

Refitted Kitchen And Bathroom

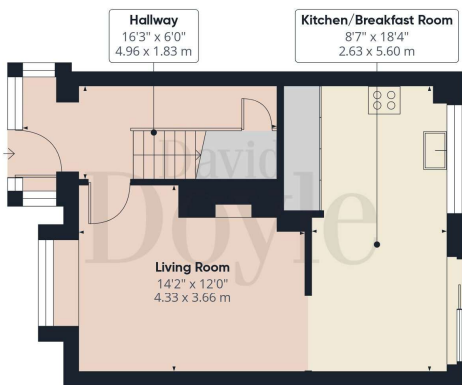
Hardstanding To The Front Of The Property

Good Order Throughout

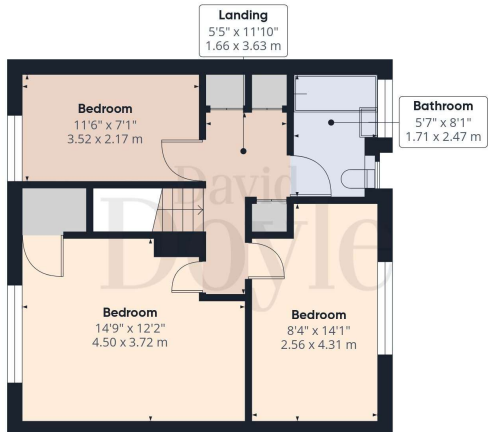
Viewing Highly Recommended

Council Tax Band C

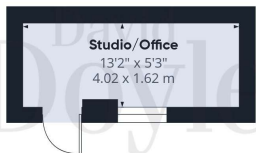
Tenure -Freehold



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>  
991 ft<sup>2</sup>  
92.2 m<sup>2</sup>

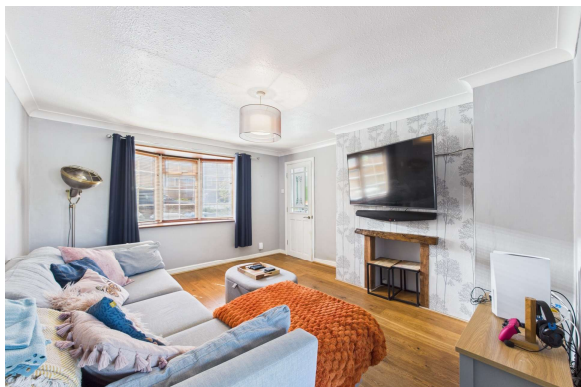
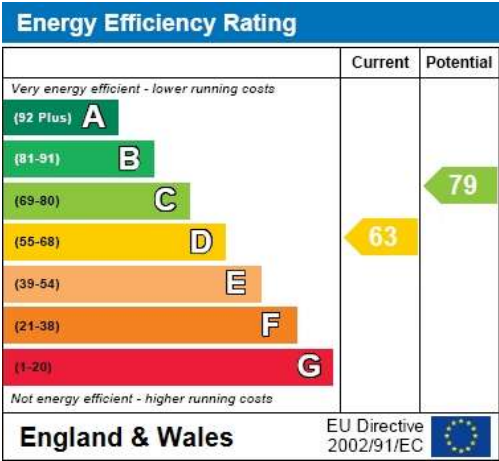
(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Scan here for more details







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

# 19 Sleets End, Hemel Hempstead, Hertfordshire, HP1 3JA

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.

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.