

51 Berkeley Square, Hemel
Hempstead, Hertfordshire,
HP2 7QS

David
Doyle
Sales and Lettings

Price £450,000 Freehold



This spacious and well presented 4 bedroom end of terrace family home benefits from a generous corner plot garden, a driveway that offers excellent off road parking facilities and scope to extend STNCs. This property is convenient for local shops, sought after schooling and amenities while both St Albans and Harpenden are close at hand.

The ground floor is arranged with a living room with stairs leading to the first floor, a dining room that offers access to the kitchen, a bedroom / office with an ensuite shower room, a good sized conservatory and a welcoming entrance porch. The kitchen is fitted with a range of matching wall and floor mounted units comprising both cupboards and drawers and colour coordinated work surfaces.

The first floor features 3 bedrooms and a family bathroom, the family bathroom is fitted in white with chrome fittings and comprises a panelled bath with a shower over, a wash hand basin, a low level WC, colour coordinated tiled walls and a chrome heated towel rail.

To the front of the property is a good sized brick block driveway that offers excellent off road parking, an area to the side that is laid to lawn and gated side access to the rear garden.

The rear garden is pleasantly private and landscaped with a patio seating area for outside entertaining, an area laid to lawn and fenced boundaries.

This property is situated close to a wooded copse with its peaceful bridleway, the Nicky Line cycle and walking route, Cupid Green Park with its Adventure Playground, Tennis Courts, Netball Courts and 3G floodlit sports pitch are all nearby. VIEWING IS A MUST.

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.

Spacious and well presented 4 bedroom end of terrace family home

Convenient for local shops, sought after schooling and local amenities

Living room

Dining room

Fitted kitchen

Conservatory

Downstairs bedroom / office with an ensuite shower room

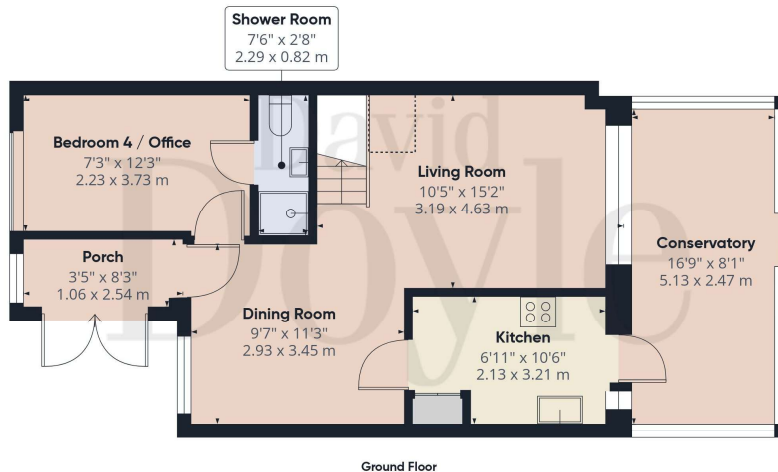
First floor family bathroom

Generous and pleasantly private rear garden

Driveway. Scope to extend STNCs

Council Tax Band D

Tenure -Freehold



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Approximate total area⁽¹⁾

970 ft²
90.1 m²

Reduced headroom

7 ft²
0.6 m²

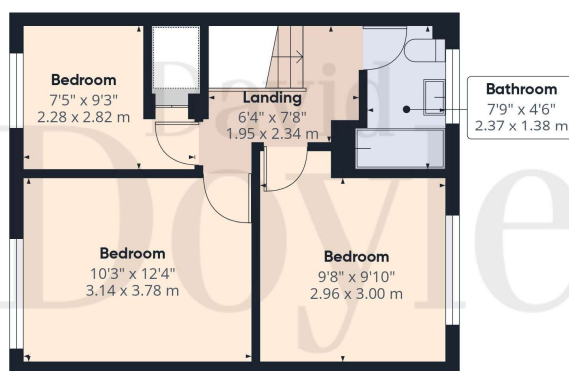
(1) Excluding balconies and terraces

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.

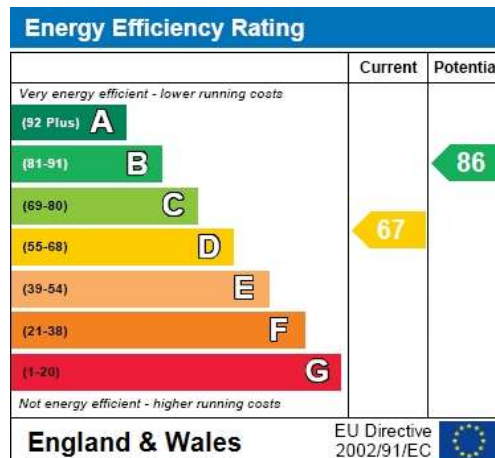
Calculations are based on RICS IPMS 3C standard.

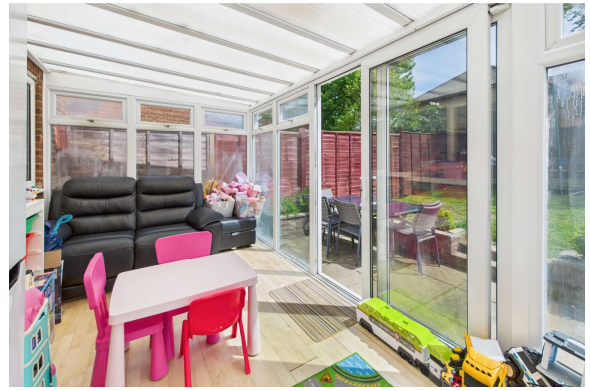
GIRAFFE360



Floor 1

Scan here for more details





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

51 Berkeley Square, Hemel Hempstead, Hertfordshire, HP2 7QS

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?	1980
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	Fibre to the property FTTP
Do you have a telephone connection?	Landline
What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	None
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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