

**New House At, 184a Belswains  
Lane, Hemel Hempstead,  
Hertfordshire, HP3 9XE**

David  
**Doyle**  
Sales and Lettings

**Guide Price £525,000** Freehold



Brand new 3 double bedroom detached family home with parking, both front and rear gardens is situated in this pleasantly private location convenient for Apsley main line and Apsley lock marina. The property will be finished to a high standard and benefits from an Air Heat Source Pump, an EV charging point and under floor heating. The ground floor is arranged with a lounge, an open plan kitchen dining room with bi fold doors that open on to the rear garden, a guest cloak room and a welcoming entrance hall with stairs leading to the first floor. Arranged over the first and second floor are 3 double bedrooms, one benefiting from an ensuite bathroom and on the first floor you will find the family bathroom. This property also comes with the added benefit of a new build warranty. Call NOW for more details.

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.

# Brand new 3 double bedroom detached family home

Pleasantly private location convenient for Apsley main line station

Open plan kitchen dining room with bi fold doors opening on to the rear garden

Separate lounge

Guest cloak room

First floor bathrooms

3 Bedrooms one with an ensuite

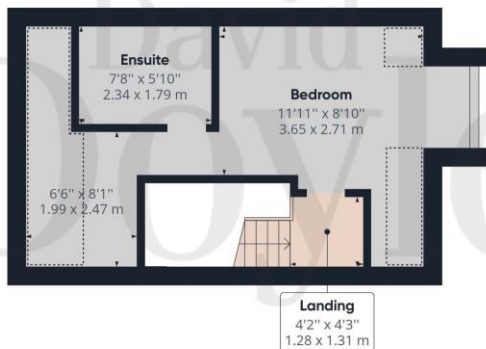
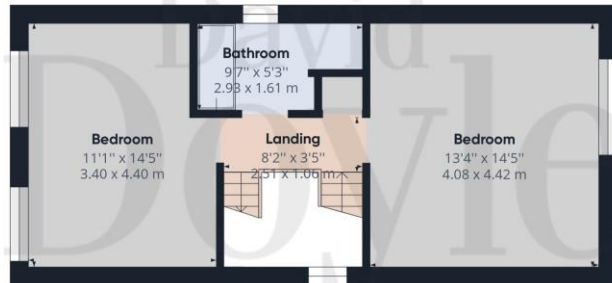
Front and rear gardens

Parking. EV charging point. Air Heat Source Pump

Call NOW for more details

Council Tax To Be Confirmed

Tenure -Freehold



### Approximate total area<sup>(1)</sup>

1251.00 ft<sup>2</sup>

116.22 m<sup>2</sup>

(1) Excluding balconies and terraces

### Reduced headroom

76.25 ft<sup>2</sup>

7.08 m<sup>2</sup>

☐ Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE 360

Scan here for mor





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

# New House At, 184a Belswains Lane, Hemel Hempstead, Hertfordshire, HP3 9XE

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?	2023
Council Tax Band	TBC
This year council tax charge	TBC
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?	Electricity only
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Air Source
How is your broadband supplied	Cable
What parking facilities does your property have	Private/driveway
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

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? Yes

If yes please state what rights are in place? There is a surface water pipe running through the site. A deed of easement with Thames Water is in place should they need to inspect it.

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? Yes

If yes please give details of the adaptations Ramp to front door

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No