

30 Cherry Orchard
Gadebridge
HP1 3NN

David
Doyle
Sales and Lettings

Price £375,000 Freehold



A two double bedroom family home with permission granted to create a driveway situated in this sought after HP1 location overlooking a pleasant green. With excellent amenities and highly regarded schooling close at hand, this rarely available home offers excellent accommodation comprising a generous entrance hall with stairs to the first floor and a door to the bright and spacious living room with a cast iron feature fireplace and the separate kitchen/breakfast room, arranged with wall and base units, coordinating work surfaces, space and plumbing for appliances, a generous understairs storage area and a distinct dining area with double glazed patio doors opening to the rear garden. To the first floor is a landing offering loft access and doors to two well proportioned double bedrooms, the master of particularly impressive size with fitted wardrobes and the fully tiled bathroom with separate WC. Externally, the rear garden is a particularly lovely feature of the property being pleasantly private, south facing and beautifully arranged with patio and lawned areas, colourful plant and shrub borders, fenced boundaries, two brick built sheds and side access leading to the front of the property with a further lawned garden area and hedged boundaries. Offered in excellent order throughout and with scope to update and extend (subject to the necessary planning consents), this property is a must see. Please call to arrange a viewing.

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.

Two Double Bedroom Family Home

Situated In A Sought After HP1 Position Overlooking A Green

Well Proportioned Accommodation

Generous Mature South Facing Garden

Kitchen/Breakfast Room Opening To Rear Garden

Living Room With Cast Iron Fireplace

Good Order Throughout

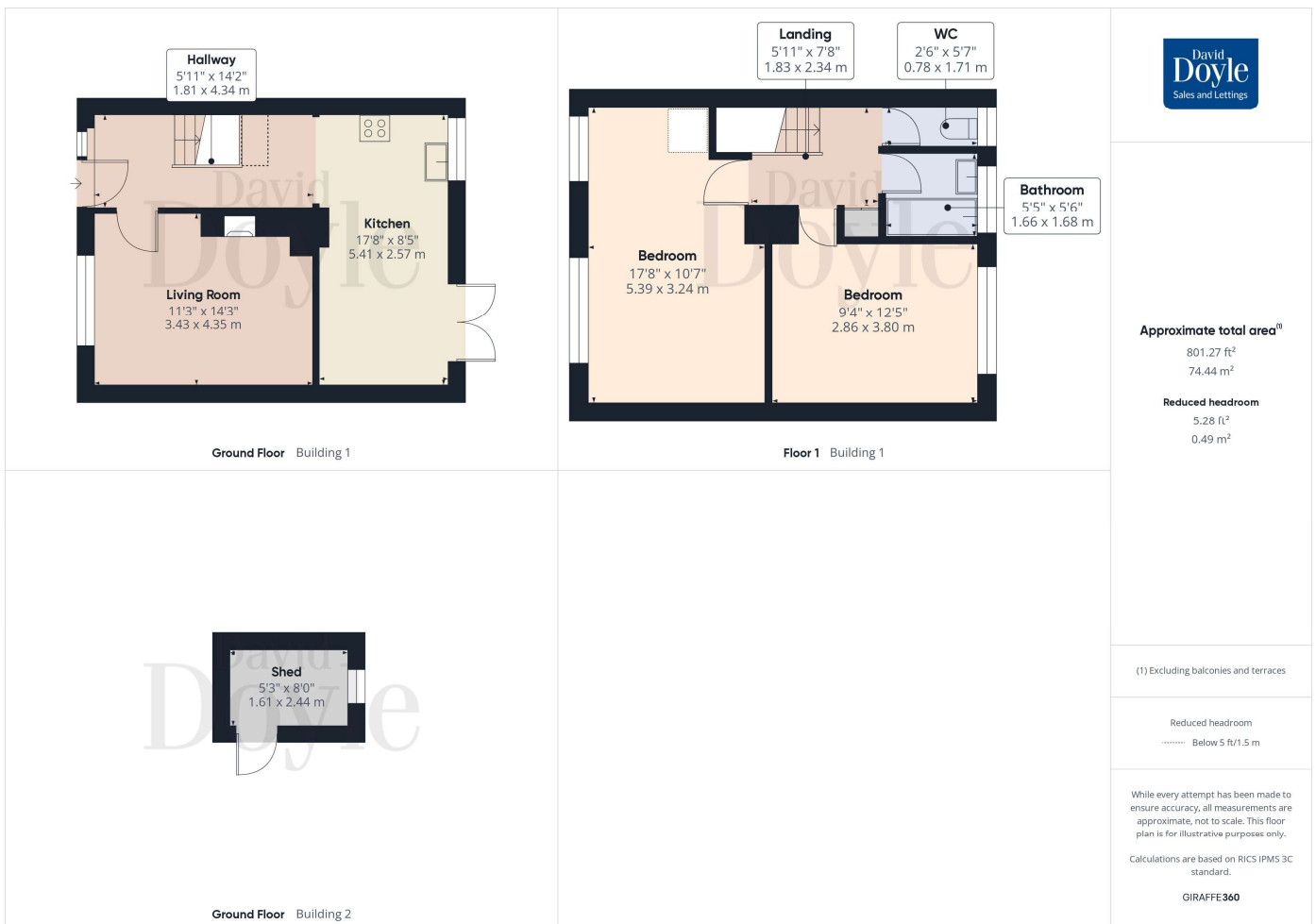
Scope To Extend (STNPC)

Permission Granted For Dropped Kerb To Create Parking

Viewing A Must


Council Tax Band C

Freehold



Scan here for more details



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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

30 Cherry Orchard, Gadebridge, Hemel Hempstead, Hertfordshire, HP1 3NN

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? 1960

Council Tax Band c

This year council tax charge 2018.69

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? None

What parking facilities does your property have planning for drop kerb. Parking spaces opposite and outside the property

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?	Yes
If yes please state what restrictions are in place.	next door has flying freehold for side alley
Are there any rights of way or easements?	Yes
If yes please state what rights are in place?	side alley
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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