

8 Valleyside, Hemel
Hempstead, Hertfordshire,
HP1 2LN

David
Doyle
Sales and Lettings

Price £475,000 Freehold



Recently refurbished throughout with internal layout changes this well presented and spacious 4 bedroom 2 bathroom family home with a garage to the rear enjoys this pleasantly private position while being conveniently located to local shops, schools and amenities.

The ground floor is arranged with a generous dual aspect lounge dining room with patio doors that offer access to the rear garden, a refitted kitchen, a useful guest cloak room and a welcoming entrance hall with stairs leading to the first floor.

The first floor features a large dual aspect bedroom and a family bathroom. The landing also offers useful storage cupboards and the stairs lead to the second floor.

The second floor has been reconfigured by the current vendors to offer 3 bedroom and the addition of a new family bathroom.

With both front and rear gardens the front garden is laid to lawn with herbaceous borders while the rear garden is pleasantly private and arranged with a patio seating area, an area laid to lawn and herbaceous borders. The rear garden also benefits from 3 useful storage areas and rear access.

The garage is located to the rear and has an up and over door and offers a useful off road parking space.

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.

Well presented and spacious 4 bedroom and 2 bathroom family home

This property enjoys a pleasantly private position and benefits from a garage to the rear

Conveniently located of local shops, schools and amenities

Generous dual aspect lounge dining room

Refitted kitchen

Downstairs cloak room

Two bathrooms

The property offers excellent storage facilities throughout

Pleasantly private rear garden

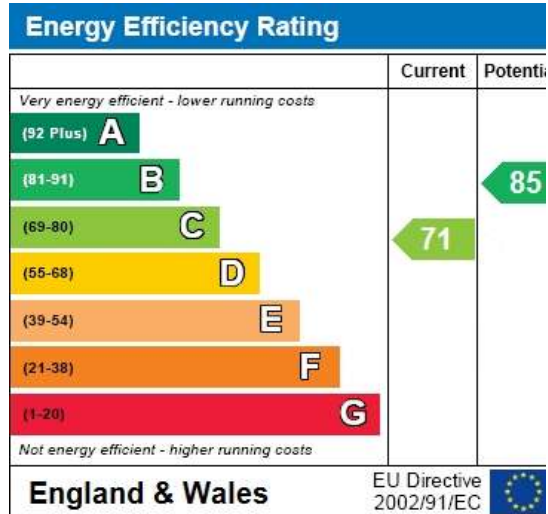
Viewing is a MUST

Council Tax Band D

Tenure -Freehold



GIRAFFE360





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

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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? 1970

Council Tax Band D

This year council tax charge 2166

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? Yes

Is your property supplied by mains drainage? Yes

Is your heating gas to radiator heating? Yes

How is your broadband supplied Fibre

What parking facilities does your property have
Garage
On street parking

Please state any costs per annum for parking No

Are you aware of any asbestos containing material in the property? No

Are smoke alarms installed at the property? No

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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