

40 Manscroft Road, Hemel
Hempstead, Hertfordshire,
HP1 3HX

David
Doyle
Sales and Lettings

Offers Over £500,000 Freehold



This stunning 4 Bedroom Semi Detached family home is beautifully presented throughout and offers stylish and flexible accommodation. The extended ground floor accommodation comprises a generous Lounge, semi open plan Kitchen Dining Room, a downstairs Bedroom with an Ensuite and a Utility Area accessed via a covered side area, that the vendors currently use as an additional seating area. The Kitchen has been refitted to a high standard with a range of matching high gloss wall and floor mounted units, integrated hob with an extractor hood over, integrated double oven, space for an American fridge freezer and a single bowl sink unit with a mixer tap that also provides instant boiling hot water. The first floor boasts 3 further Bedrooms and a luxuriously fitted Family Bathroom. The Family Bathroom is fitted in white with chrome fittings and comprises a spa bath with a shower attachment, a wall hung vanity unit with his and hers sinks and a low level WC. Externally you will find a full width Driveway and a Garage located to the rear of the property. An outstanding feature of this property is its pleasantly private Rear Garden. The Rear Garden has been landscaped with a generous 'Indian sandstone' patio, a further decked seating area, variegated raised herbaceous borders, garden pond, an area laid with lawn, fenced boundaries and gated rear access. With double glazing, gas heating to radiators, smart light switches and hive heating system this property comes **HIGHLY RECOMMENDED**

Stylish 4 Bedroom semi detached family home

Sought after location

Extended ground floor accommodation

Generous Lounge

Semi open plan Kitchen Dining Room

Ground floor Bedroom with an Ensuite Shower

Luxuriously refitted first floor Bathroom

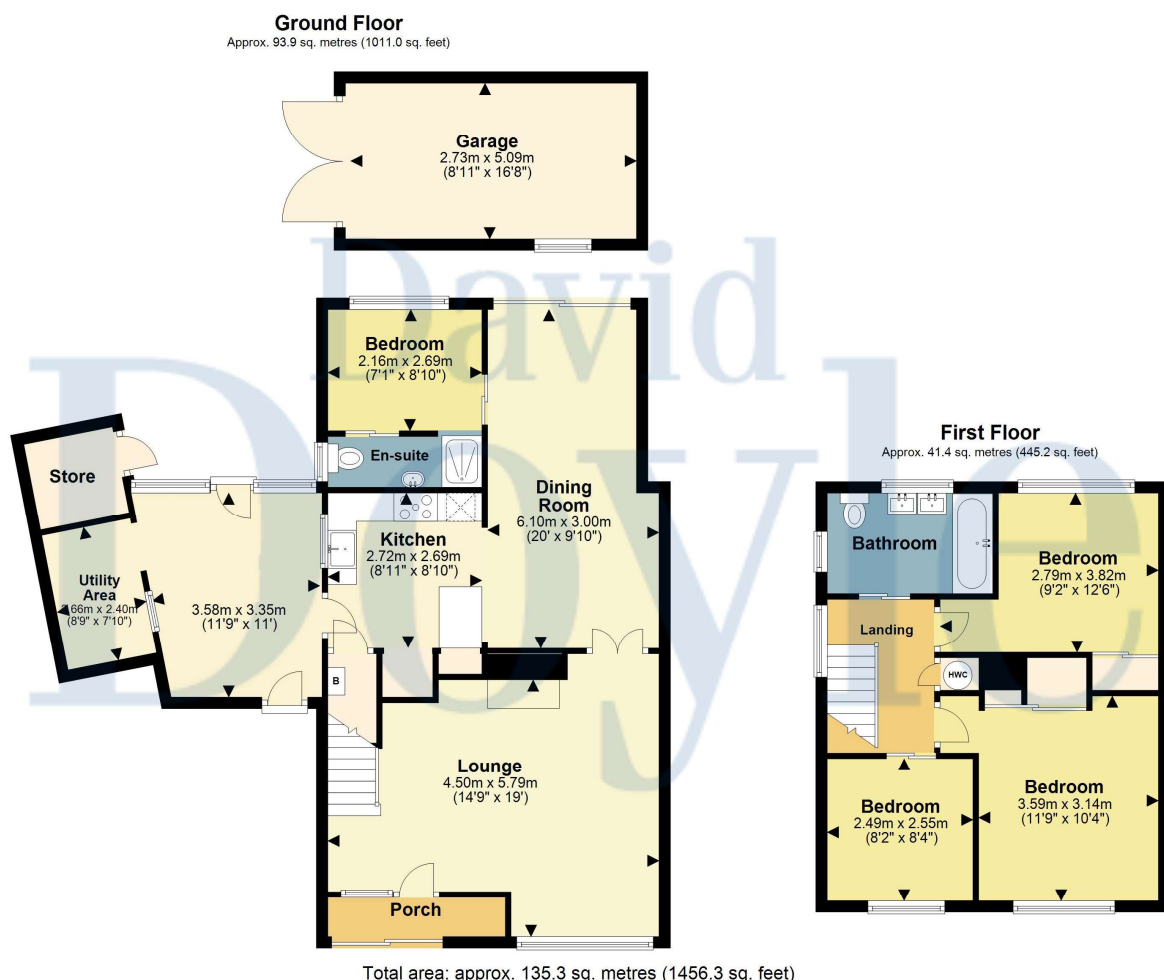
Driveway. Garage

Landscaped Rear Garden

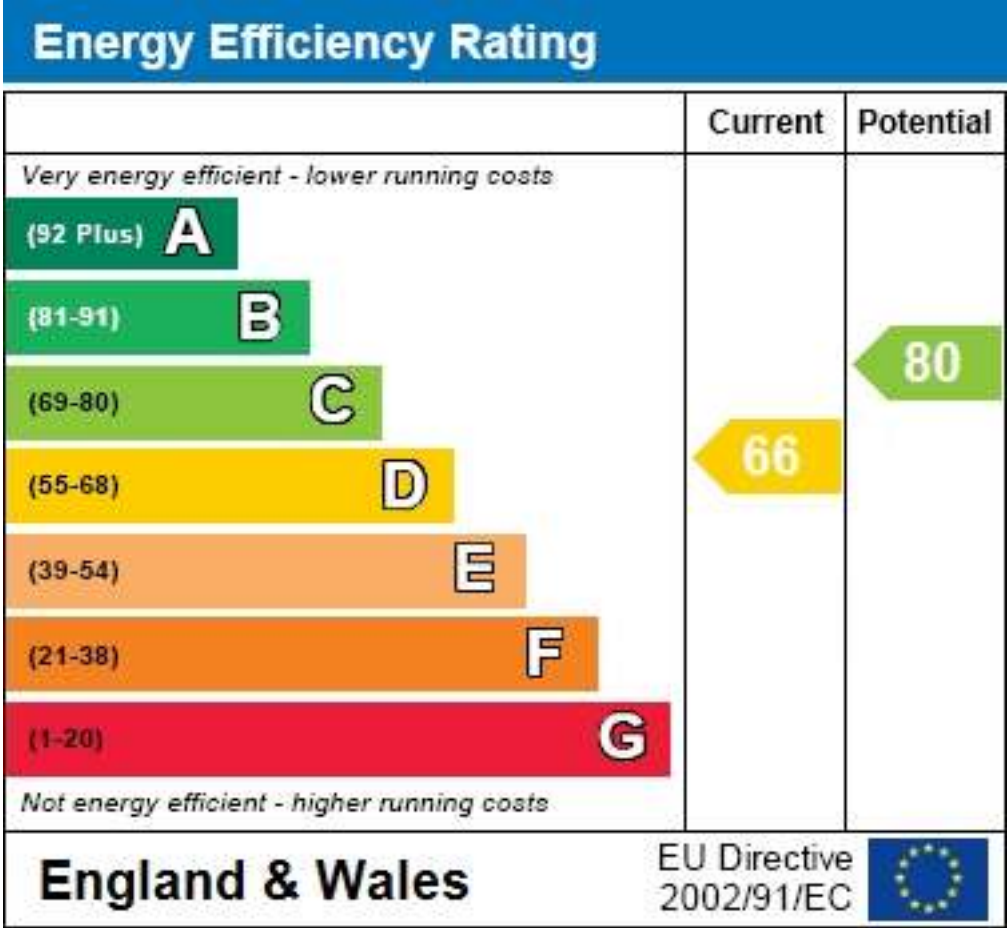
VIEWING HIGHLY RECOMMENDED

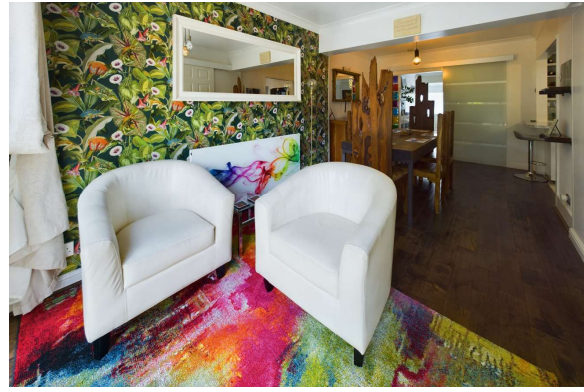
Council Tax Band D

Tenure -Freehold



Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.





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

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Approximate year built?	1960
Council Tax Band	D
This year council tax charge	2170
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	Private/driveway Garage
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? Short driveway to garage is owned by council

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? Yes

If yes please give details and links to planning portal. Next door are extending their home

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