

**30 Butterfly Crescent, Hemel
Hempstead, Hertfordshire,
HP3 9GS**

David
Doyle
Sales and Lettings

Offers in Excess of £524,999 Freehold



Beautifully presented 4 Double Bedroom 2 Bathroom family home located on this popular modern development and conveniently located for local shops, schools, amenities, Grand Union Canal, Apsley Lock Marina, Motorway networks and main line station with links to London Euston. The property offer well proportioned accommodation with a dual aspect Lounge Dining Room, Kitchen with integrated appliances and Granite work surfaces. downstairs Guest Cloak Room, first floor and second floor Jack and Jill Bathrooms, while the Master Bedroom benefits from an impressive vaulted ceiling. Double glazing. Gas heating to radiators. Rear garden. Two allocated parking spaces.

Nash Mills is a favoured residential area with a selection of shops and other amenities. Not so far from beautiful open countryside it is convenient for the mainline railway station (serving London Euston) and the M1/M25 access points.

Highly sought after location

4 Double Bedrooms

2 Jack and Jill Bathrooms

Lounge Dining Room

Kitchen with integrated appliances

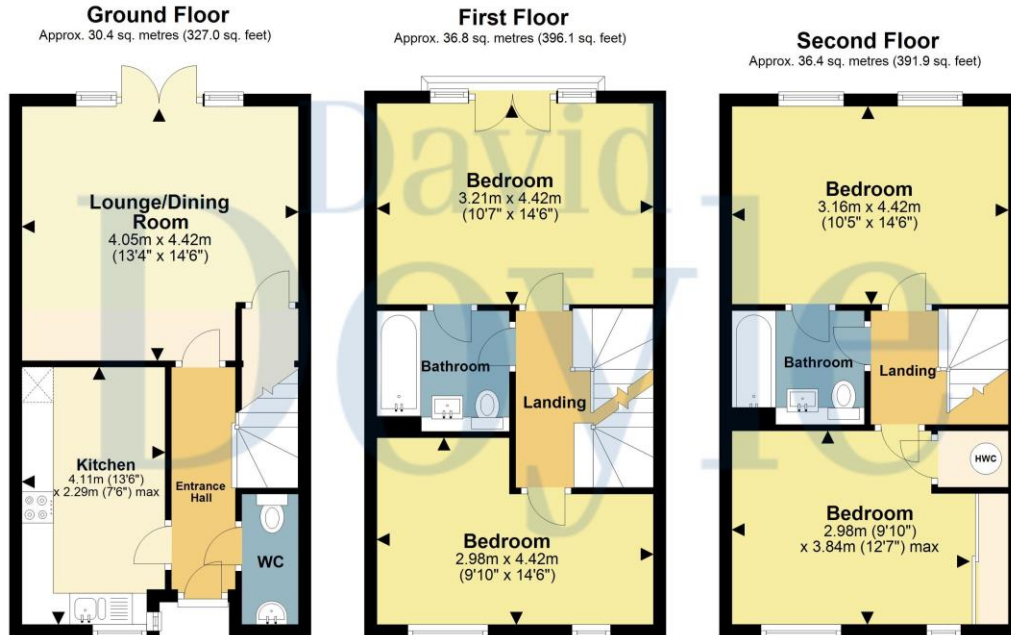
Downstairs Guest Cloak Room

Garden

Two allocated parking spaces

Council Tax Band E

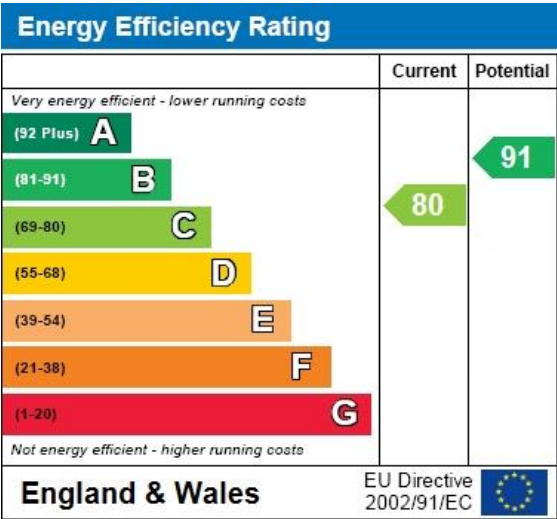
Tenure -Freehold



Total area: approx. 103.6 sq. metres (1115.0 sq. feet)

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

Scan here for more details





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?	2012
Council Tax Band	E
This year council tax charge	£2562.60
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	Yes
Please confirm amount, frequency and details of the management company	First port management £440 per year total. Gardens rds satellite ect ect
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	Allocated Parking 2 parking places front - rear
Please state any costs per annum for parking	Na

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 is 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

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.