

37 Great Heart  
Hemel Hempstead  
HP2 5AN

David  
**Doyle**  
Sales and Lettings

Price £425,000 Freehold



David Doyle are pleased to present to the sales market this well proportioned and tastefully presented 3 bedroom home with a driveway situated in this popular cul de sac location with excellent amenities close at hand. The accommodation is pleasantly spacious and comprises a hallway with doors to a guest cloakroom, a fitted kitchen/breakfast room with a vast range of wall and base units providing excellent cupboard space, coordinating work surfaces, space for white goods and a private outlook to the front of the property. To the rear of the ground floor is a generous lounge/dining room with a personal door to the rear garden. To the first floor are two excellent double bedrooms, a good sized third bedroom and a family bathroom fitted with a white suite, chrome sanitary ware and with fully tiled walls. Externally, the rear garden is of generous size, pleasantly private and arranged with a patio seating area otherwise laid to lawn with mature plants, a shed, fenced boundaries and gated side access. To the front of the property is a driveway with an electric car charging point, a very useful storage cupboard and steps to the front door. There is also plenty of communal parking close at hand. This well proportioned property has been well maintained and updated by the current owner and an internal viewing is highly recommended to appreciate all it has to offer.

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.

3 Bedroom Family Home

Good Condition Throughout

Generous Rear Garden

Tucked Away Position

Ground Floor Guest Cloaks

Large Kitchen/Breakfast Room

Driveway And Electric Car Charging Point

Parking Close At Hand

Accessible Amenities

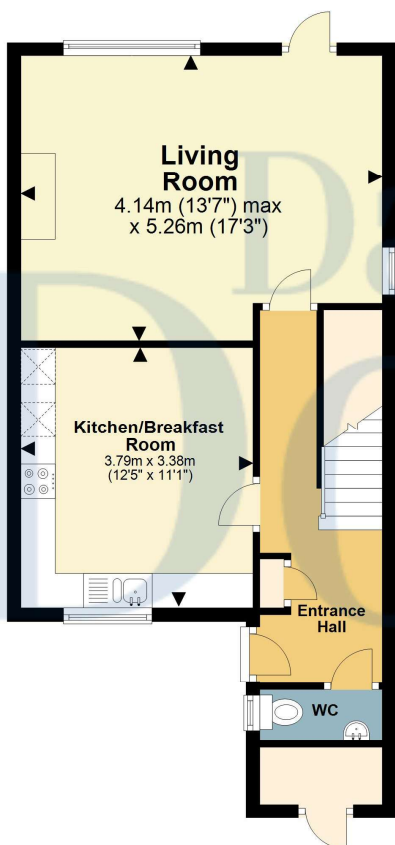
Call To View

Council Tax Band C

Tenure -Freehold

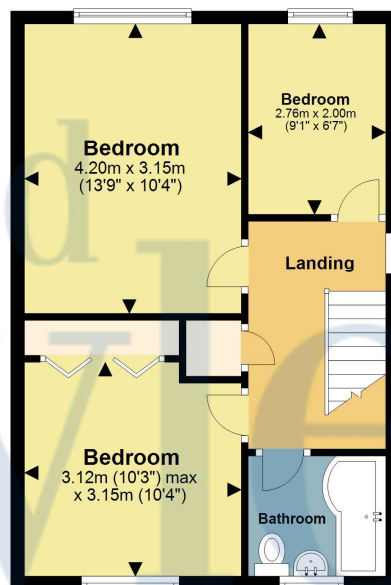
## Ground Floor

Approx. 47.8 sq. metres (514.0 sq. feet)



## First Floor

Approx. 42.2 sq. metres (454.1 sq. feet)



Total area: approx. 89.9 sq. metres (968.1 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](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## 37 Great Heart, Hemel Hempstead, Hertfordshire, HP2 5AN

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?	1991
Council Tax Band	C
This year council tax charge	£1840
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
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? 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

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.