

**52 Bury Hill, Hemel  
Hempstead, Hertfordshire,  
HP1 1SR**

**David  
Doyle**  
Sales and Lettings

**Offers in Excess of £550,000** Freehold



This extended 3 bedroom semi detached family home is situated in this pleasantly private position and enjoys convenient access to local shops, schools and amenities. The ground floor is arranged with a living room with a feature fireplace and bay window, family room that opens on to the open plan kitchen dining room, a useful utility room and a guest cloak room. The welcoming entrance hall has stairs leading to the first floor. The first floor features 3 bedrooms and a family bathroom. To the front of the property is a driveway that offers excellent off road parking facilities and gated side access to the rear garden. The rear garden is southerly facing and pleasantly private with a patio seating area, an area laid to lawn, a garden shed and fenced boundaries. Viewing is a MUST.

Being located in close proximity of 'Boxmoor Village' this property is within easy reach of its range of shopping facilities and amenities, including the Village Hall and Playhouse, restaurants, public houses and Leisure Centre. The Moor is a beautiful open space with a cricket pitch and the Grand Union Canal and River Bulbourne running through it. The mainline railway station offer an excellent service to London Euston (26 mins).

Extended 3 bedroom semi detached family home

Sought after location close to local amenities

Living room. Family room

Open plan kitchen dining room

Utility room

Guest cloak room

First floor family bathroom

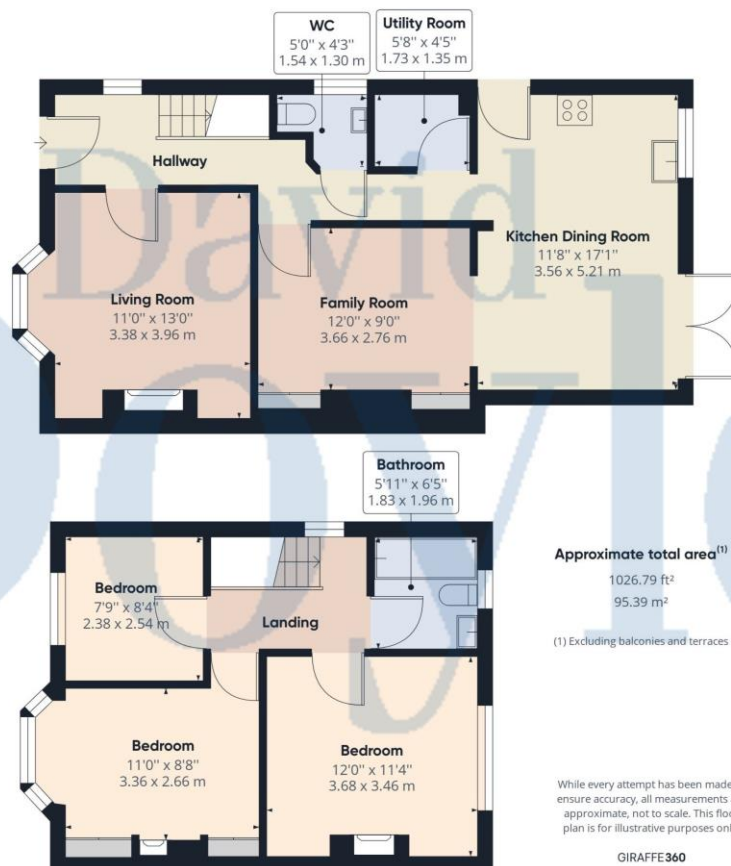
Pleasantly private rear garden

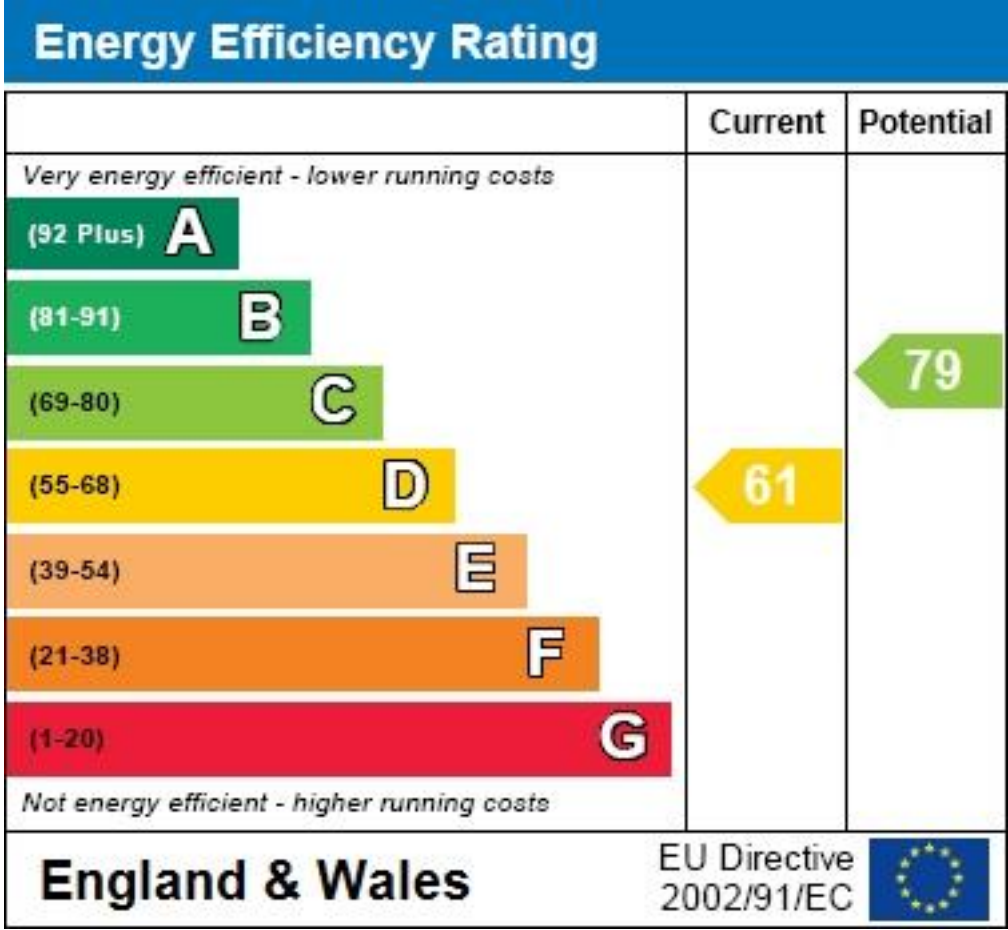
Driveway

Viewing is a MUST

Council Tax Band D

Tenure -Freehold









CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING

## 52 Bury Hill, Hemel Hempstead, Hertfordshire, HP1 1SR

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?	Approx 1930s
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Council Tax Band	D
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This year council tax charge	2166
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Tenure	Freehold
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Is the property shared ownership	No
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Are there any maintenance charges for the road	No
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Construction type	Brick and Tile
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Is your property supplied by mains electricity?	Yes
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Is your property supplied by mains Gas?	Yes
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Is your property supplied by mains drainage?	Yes
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Is your heating gas to radiator heating?	Yes
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How is your broadband supplied	Fibre
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What parking facilities does your property have	Private/driveway
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Please state any costs per annum for parking	0
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Are you aware of any asbestos containing material in the property?	No
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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.