

David Doyle

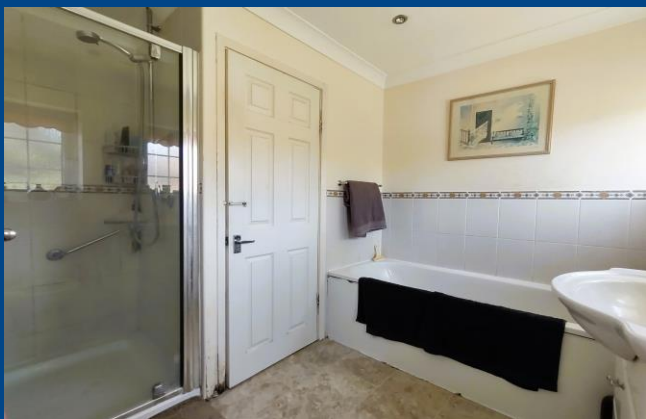
 **MAYFAIR**
OFFICE.CO.UK



**32 Pixies Hill Crescent
Chaulden
Hemel Hempstead
HP1 2BU**

01442 248671 www.daviddoyle.co.uk boxmoor@daviddoyle.co.uk

Guide Price £400,000 Freehold



This 3 Bedroom Family Home is situated in this highly sought after road and is conveniently located for local shops, schools, open playing field and Hemel Hempstead main line station with links to London Euston. The property is arranged with a Lounge, Dining Room, Fitted Kitchen and a useful Utility Area to the ground floor and 3 Bedrooms and a 4 piece Family Bathroom to the first floor. Externally the property benefits from both Front and Rear Gardens, the Rear Garden is pleasantly private and offers a fantastic outside entertaining area. The property is double glazed and has gas heating to radiators and comes to the market with NO UPPER CHAIN.

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.

Sought after location

3 Bedroom Family Home

No upper chain


Lounge. Dining Room

Kitchen. Utility Area

First Floor Bathroom

Front and Rear Gardens

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

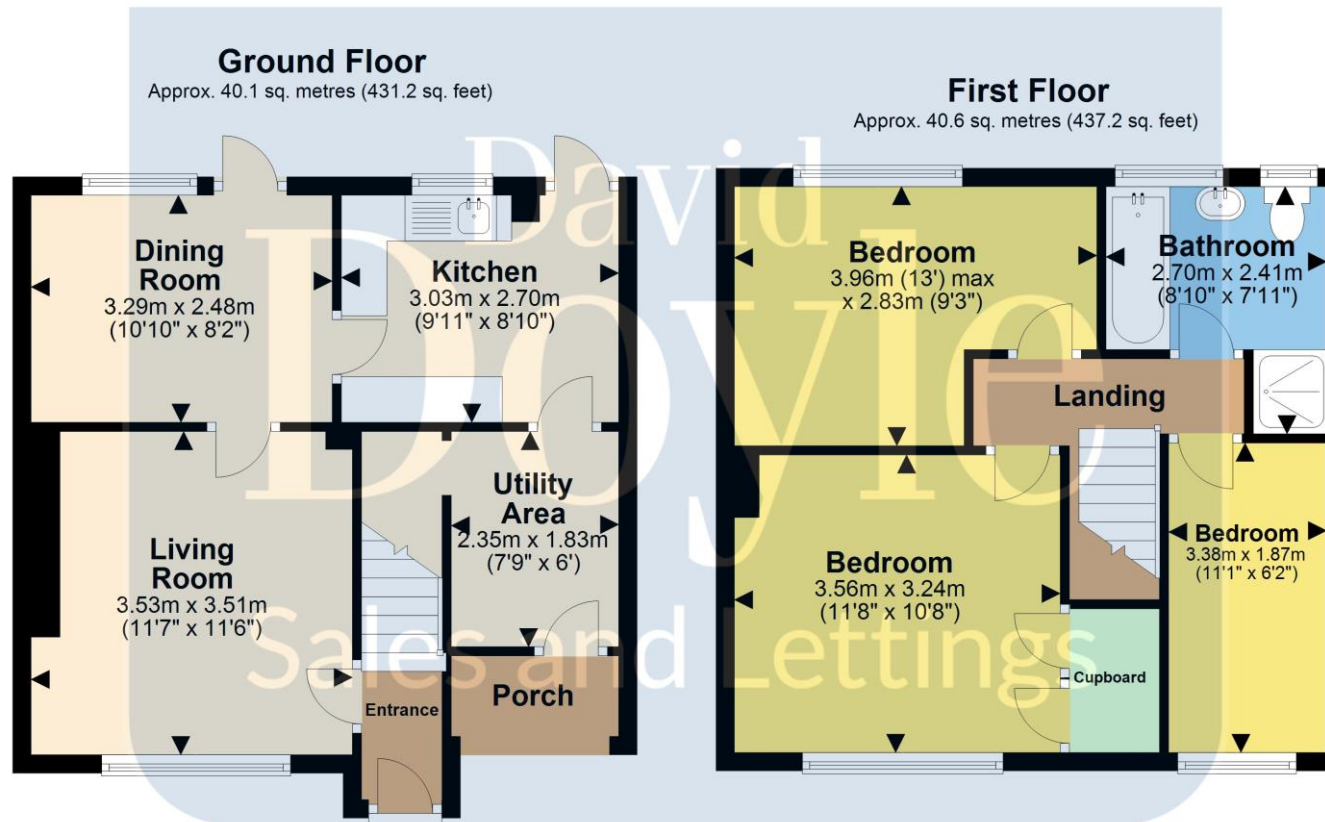
David
Doyle

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.



MAYFAIR
OFFICE.CO.UK

Call **01442 248671** to arrange a viewing or register an interest



Total area: approx. 80.7 sq. metres (868.4 sq. feet)

Floor plan is not to scale and to be used for layout guidance only, any measurements shown should NOT be relied upon.
Plan produced using PlanUp.

32 Pixies Hill Crescent
Chaulden
Hemel Hempstead
HP1 2BU



Boxmoor Office
45 St Johns Road
Boxmoor
Hemel Hempstead
Herts, HP1 1QQ
01442 248671