

30a Lindlings

Chaulden

HP1 2HB

David
Doyle
Sales and Lettings

Offers in Excess of £500,000 Freehold



A three double bedroom family home with a driveway situated in this popular HP1 location close to excellent amenities, highly regarded schooling and Mainline Railway Station offering links to London Euston. The property has reconfigured and updated by the current owners and offers spacious and versatile accommodation comprising an entrance porch opening to a generous open plan living/dining room with a log burning fire, a utility and shower room fitted with a white suite and bespoke wooden work surfaces and a spacious fitted kitchen offering a vast range of wall and base units, space for a range cooker and bespoke work surfaces with patio doors to the rear garden. To the first floor is a spacious landing with access to the loft and doors to three double bedrooms, the master of particularly good size and the family bathroom fitted in a white suite. Externally, the property benefits from a pleasantly private rear garden arranged with a patio seating area, steps leading to lawn, sheds to the gardens end, fenced boundaries and gated rear access. To the front of the property is a brick blocked driveway providing off street parking for two vehicles. With benefits including gas central heating, double glazing and tasteful décor throughout, we highly recommend an internal viewing to appreciate this excellent family home.

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.

Three Double Bedroom Family Home

Driveway

Reconfigured And Updated By The Current Owners

Open Plan Living Room

Refitted Kitchen

Two Bathrooms

Close To Good Schools & Amenities

Log Burning Fire

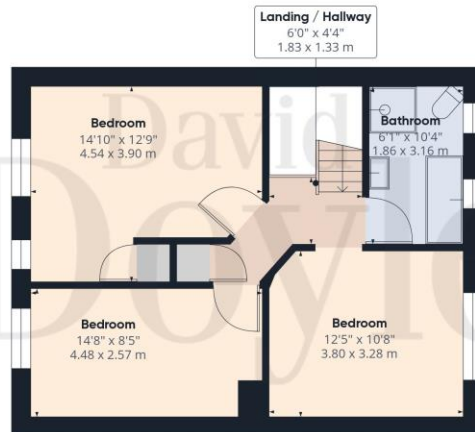
Viewing Advised

Council Tax Band D

Tenure -Freehold



Ground Floor



Floor 1



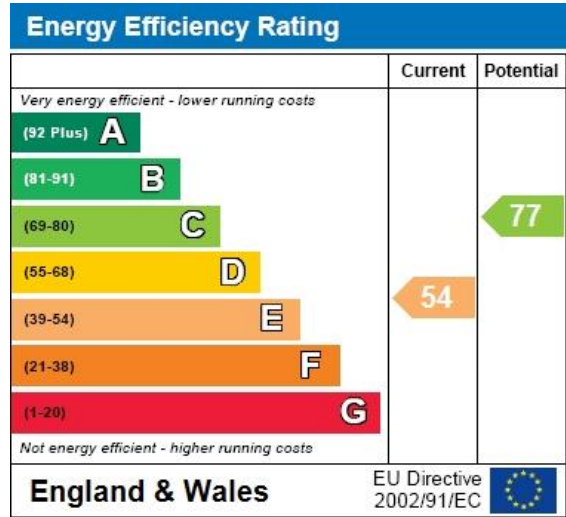
Approximate total area^m
1132.46 ft²
105.21 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Scan here for more details





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

30a Lindlings, Chaulden, Hemel Hempstead, Hertfordshire, HP1 2HB

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?	1950
Council Tax Band	C
This year council tax charge	£2066.26
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

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