

**1a Bunkers Lane, Hemel
Hempstead, Hertfordshire,
HP3 8AX**

David
Doyle
Sales and Lettings

Offers Over £350,000 Freehold



This new build 1 Bedroom home has been finished to a high standard throughout and offers flexible and spacious accommodation. The property has been constructed with a first floor Bedroom and a sizable first floor Study that offers various uses to the purchaser. This property is situated in this highly sought after area that is conveniently located for Long Deans nature reserve, local shops, amenities and Apsley main line station with links to London Euston. The ground floor is arranged with a generous open plan Lounge Kitchen Dining Room, a Guest Cloak Room and a welcoming Entrance Hall with stairs leading to the first floor. The Kitchen is fitted with a range of match wall and floor mounted units, colour co ordinate work surfaces and a matching Breakfast bar area. The first floor boast a good sized Bedroom and Study, while the Bathroom has been luxuriously fitted in white with chrome fittings. Externally the property benefits from 1 parking space. (Please note that this property does not have a Garden.) With NO UPPER CHAIN and a 10 year warranty VIEWING IS HIGHLY RECOMMENDED.

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

Spacious and flexible accommodation

Open plan Lounge Kitchen Dining Room

Guest Cloak Room

Good size Bedroom and first floor Study

Luxuriously fitted Bathroom

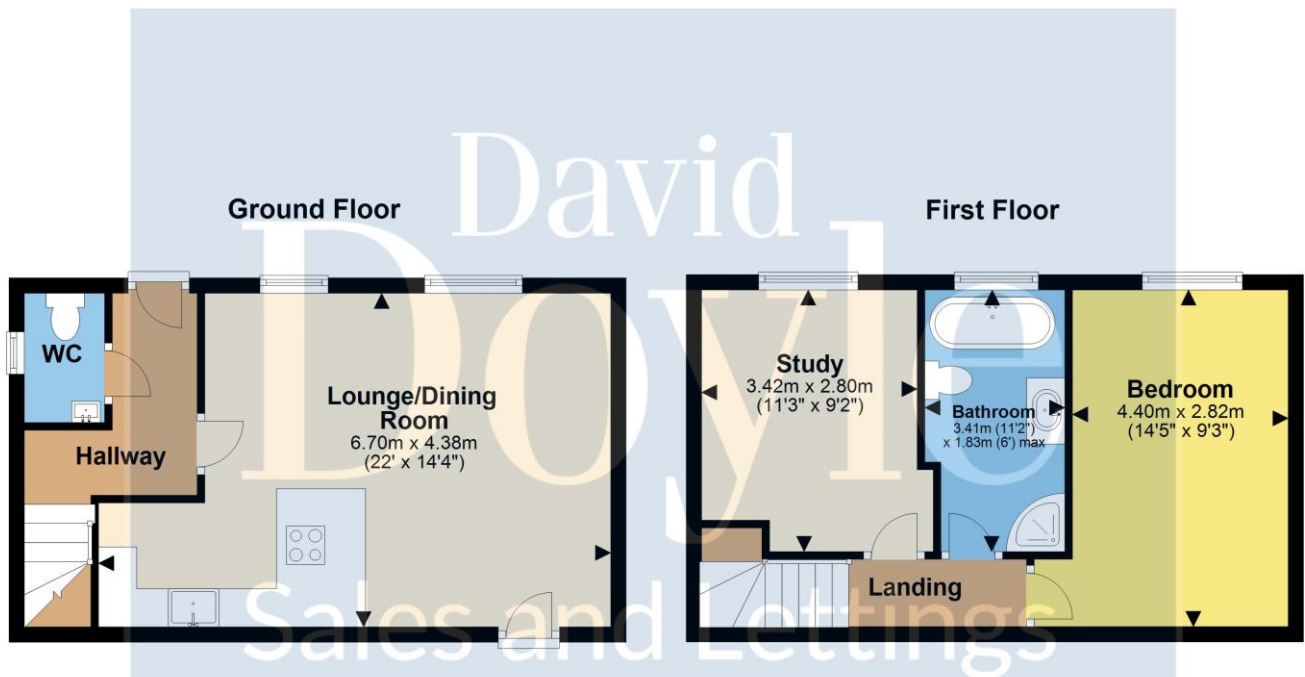
One parking space

10 year warranty

NO UPPER CHAIN

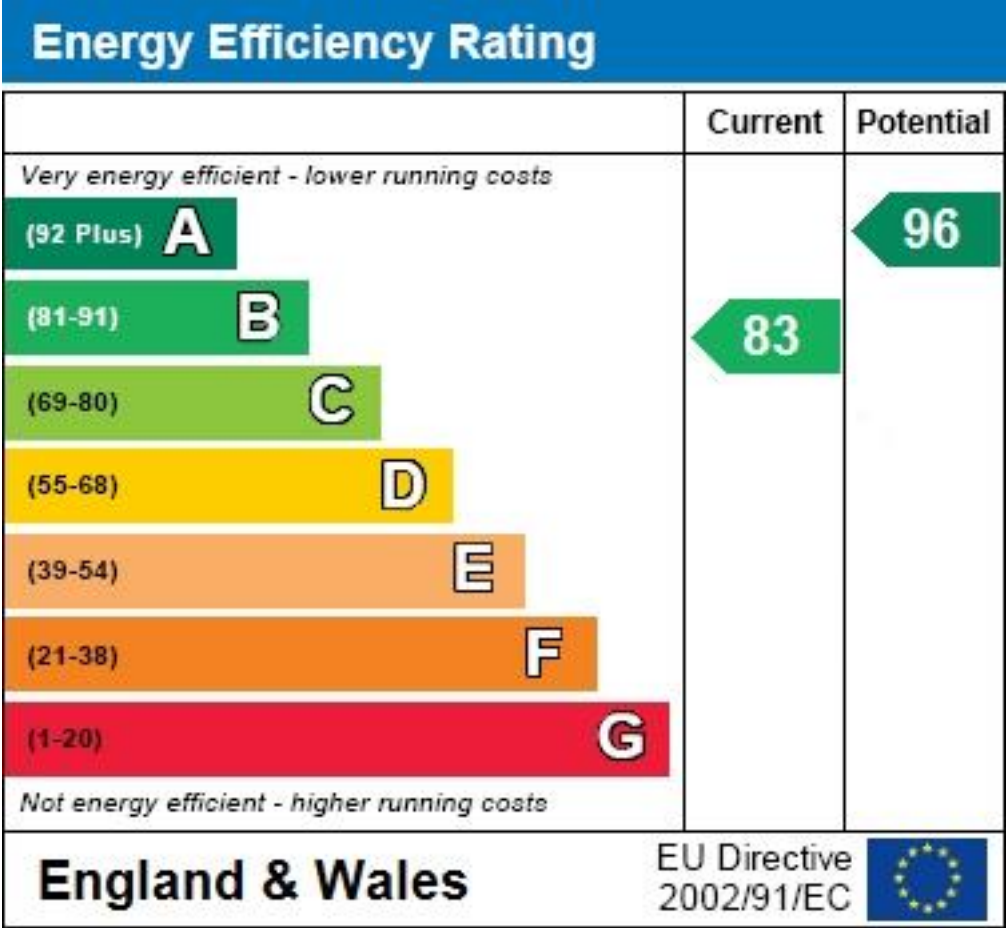
Council Tax To Be Confirmed

Tenure -Freehold



Total area: approx. 67.1 sq. metres (721.9 sq. feet)

This floor plan is not to scale and is to be used for layout guidance only, whilst every care is taken in the preparation of this plan any measurements should NOT be relied upon, please check all dimensions and shapes before making any decisions reliant upon them.
Windows and door openings are approximate.
Plan produced using PlanUp.





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

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.