

38 Toms Croft, Hemel
Hempstead, Hertfordshire,
HP2 4LL

David
Doyle
Sales and Lettings

Price £350,000 Freehold



This 2 double bedroom semi detached home is situated in this popular residential location and offers scope to improve and extend STNC. The ground floor is arranged with a generous living room, a kitchen dining room that offers access to the rear garden, a porch and an entrance hall with stairs leading to the first floor. The first floor features 2 double bedrooms, a bathroom and a separate cloak room. The front garden has feature planting, variegated herbaceous border and a path leading to the front door and gated side access to the rear garden. The rear garden is pleasantly private and again planted with variegated herbaceous borders, a patio seating area and fenced boundaries. With NO UPPER CHAIN 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.

Please note this sale does not include the adjacent land which is subject to a development agreement.

Any interested parties should fully appraise themselves of the existing constraints and opportunities which exist in this sale and are advised to seek early legal advice to understand the joined obligations which exist with the adjacent development land.

Two double bedroom semi detached home in a popular residential location

Convenient for local shops, schools and amenities

Generous living room

Kitchen dining room

First floor bathroom

Separate cloak room

Scope to improve and extended STNC

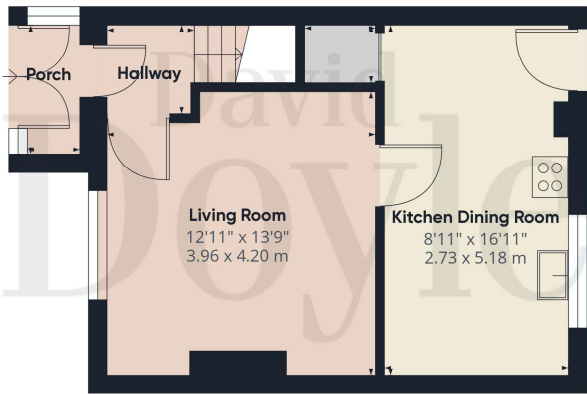
Rear garden

NO UPPER CHAIN

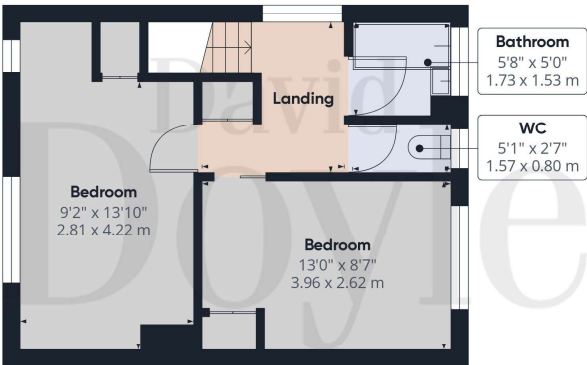
A MUST VIEW

Council Tax Band C

Tenure -Freehold



Ground Floor



Floor 1



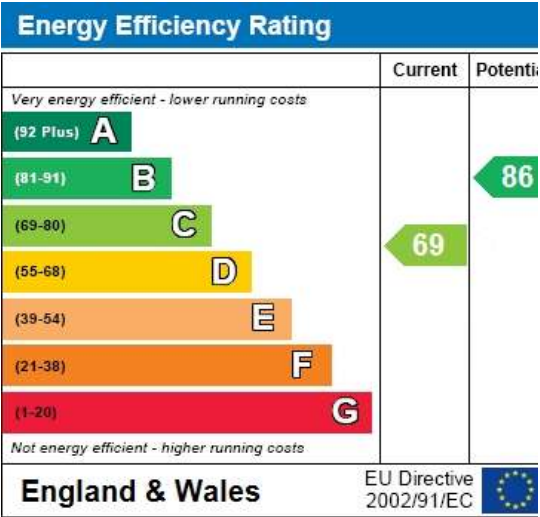
Approximate total area⁽¹⁾
735.34 ft²
68.32 m²

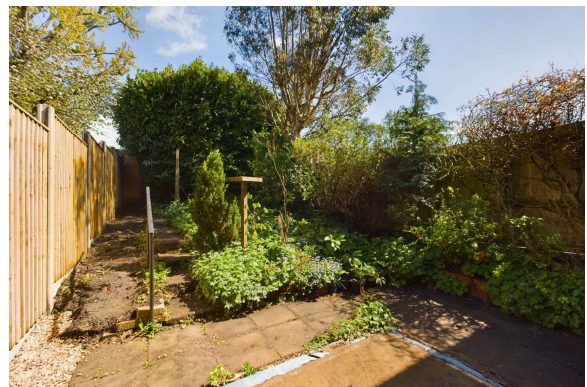
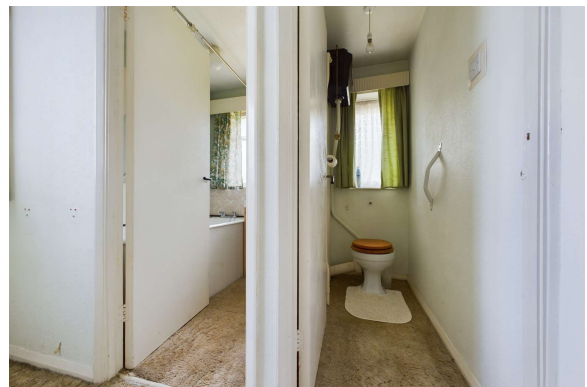
(1) Excluding balconies and terraces

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

38 Toms Croft, Hemel Hempstead, Hertfordshire, HP2 4LL

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? 1956

Council Tax Band C

This year council tax charge 1836.68

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 Not sure

What parking facilities does your property have None

Please state any costs per annum for parking None

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?	Yes
If yes please give details and links to planning portal.	There will be an application for building two houses adjacent to the property in near future but not currently going through planning
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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