

**22 Wroxham Avenue, Hemel
Hempstead, Hertfordshire,
HP3 9HF**

**David
Doyle**
Sales and Lettings

OIEO £425,000 Freehold



This three double bedroom semi detached family home with a garage and driveway situated in this popular residential cul de sac close to excellent amenities and within the catchment for highly regarded schooling. The property is offered in good condition throughout and comprises an entrance porch opening to the entrance hall with doors to the guest cloakroom, a recently refitted kitchen with a range of wall and base units, space and plumbing for white goods, coordinating work surfaces and part tiled walls. Finishing the ground floor accommodation is the impressive lounge dining room offering versatile space and with stairs to the first floor, full length windows and patio doors opening to the rear garden. To the first floor is a spacious landing with access to the part boarded loft via a pull down ladder, an airing cupboard and doors to three double bedrooms, all of excellent size, particularly the master bedroom which benefits from a dressing area with built in cupboards. Completing the first floor is the refitted fully tiled contemporary family bathroom arranged with a white suite, chrome sanitary ware and a separate WC. Externally, the rear garden is pleasantly private with far reaching views and attractively arranged with a patio seating area leading to lawn with mature plant borders, a recently landscaped further patio area with steps down to a shed and green house to the gardens end, fenced boundaries and side access to the front of the property benefiting from a driveway providing excellent off street parking facilities and leading to the garage accessed via an up and over door and with light and power. Offered in good decorative order throughout and with the benefits of gas central heating and double glazing, an appointment to view is essential to appreciate this lovely 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 & Garage

Good Condition

Close To Schools And Amenities

New Boiler Fitted Approx 2020

Wooden Flooring To Ground Floor

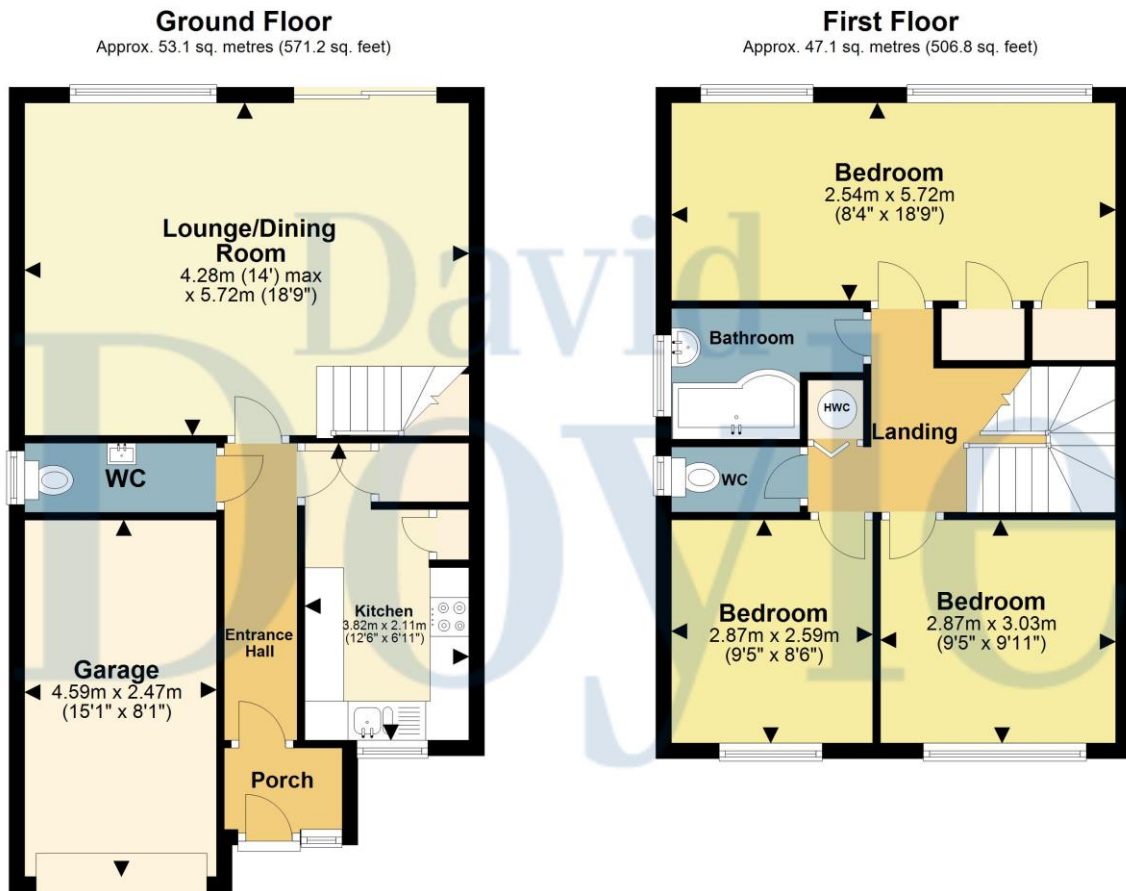
Refitted Kitchen & Bathroom

Landscaped Rear Garden With Far Reaching Views

Viewing Advised

Council Tax Band D

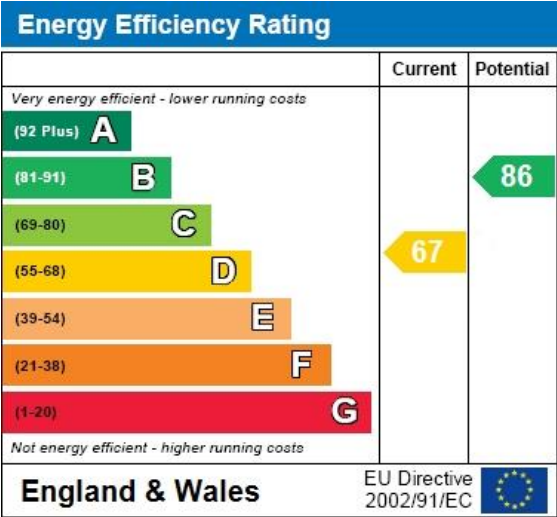
Tenure -Freehold



Total area: approx. 100.2 sq. metres (1078.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

Scan here for more details





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

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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?	1974
Council Tax Band	D
This year council tax charge	£1624.53
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	Cable
What parking facilities does your property have	Private/driveway Garage
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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