

**422 Long Chaulden, Hemel
Hempstead, Hertfordshire,
HP1 2NS**

**David
Doyle**
Sales and Lettings

Offers Over £416,500 Freehold



A well presented three bedroom family home with generous driveway situated in this popular HP1 residential location close to highly regarded schooling and local amenities. The property has been updated by the current owners and an internal viewing is much advised. The Ground floor accommodation comprises an entrance hall with stairs to the first floor and a door to the dual aspect living /dining room leading to the fitted kitchen, arranged with a vast range of floor and wall mounted units, coordinating work surfaces, space and plumbing for white goods and opening to the very useful utility room offering excellent storage space and a further door to the front of the property. The first floor boasts a landing with loft access and doors to three well proportioned bedrooms, bedroom one offering a built in over stairs cupboard and bedroom three with a built in wardrobe. Finishing the accommodation is the refitted family bathroom arranged with a white suite and chrome fittings. Externally, the property benefits from a particularly generous rear garden attractively arranged with a patio seating area, a large lawn and fenced boundaries. To the front of the property is a driveway offering excellent off street parking facilities. Offered with the benefits of gas central heating and attractive decor throughout, an internal viewing is strongly advised.

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 Bedroom Family Home

Generous Driveway

Replacement Doors & Windows

Popular HP1 Position

Close To Schools & Amenities

Large Fitted Kitchen

Dual Aspect Living/Dining Room

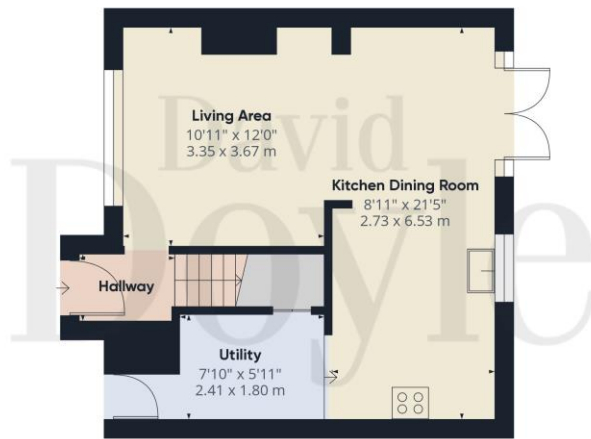
Large Rear Garden

Gas Central Heating & Double Glazing

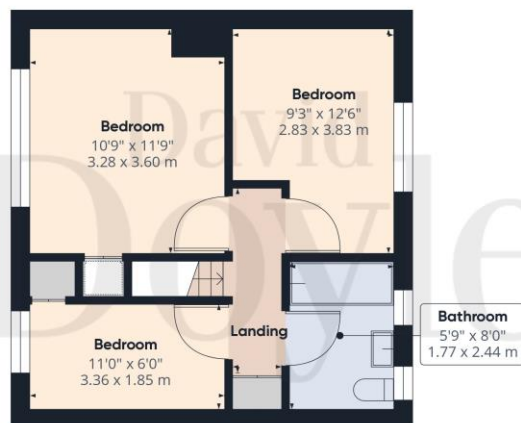
Viewing Advised

Council Tax Band C

Tenure -Freehold



Ground Floor



Floor 1



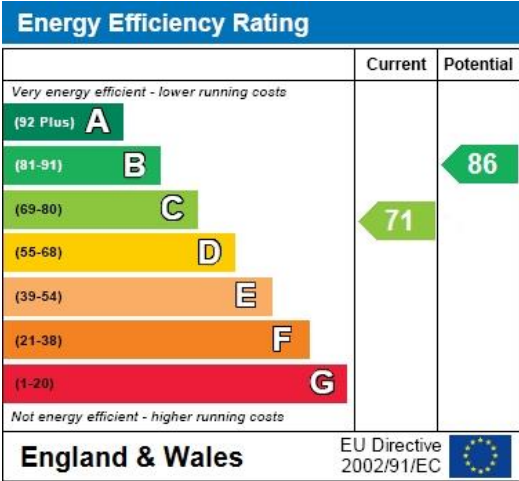
Approximate total area⁽¹⁾
817.25 ft²
75.92 m²

(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.

GIRAFFE 360

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?	1960
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Council Tax Band	C
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This year council tax charge	1855
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Tenure	Freehold
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Is the property shared ownership	No
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Are there any maintenance charges for the road	No
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Construction type	Brick and Tile
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Is your property supplied by mains electricity?	Yes
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Is your property supplied by mains Gas?	Yes
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Is your property supplied by mains drainage?	Yes
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Is your heating gas to radiator heating?	Yes
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How is your broadband supplied	Fibre
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What parking facilities does your property have	Private/driveway
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Please state any costs per annum for parking	0
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Are you aware of any asbestos containing material in the property?	No
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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

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.