

**54 Briery Way, Hemel
Hempstead, Hertfordshire,
HP2 7AW**

David
Doyle
Sales and Lettings

Price £400,000 Freehold



David Doyle are delighted to offer to the Sales Market this excellent Two Bedroom home with a driveway and generous garden situated in this popular residential position close to highly regarded schooling and local amenities. The property has been updated and well maintained by the current owner and the accommodation comprises to the ground floor, a large entrance porch with ample storage opening to the entrance hall with a staircase to the first floor and doors leading to the well proportioned kitchen/dining room offered with a range of wall and base units, co-ordinating wood effect work surfaces, space and plumbing for white goods and a distinct dining area with patio doors to the rear garden. Also accessed from the hallway is the guest cloakroom, bespoke understairs storage and a bright and spacious living room with an attractive log burning fire and a bay window to the front aspect. To the first floor is a landing with access to a generous loft space and doors to two double bedrooms, the master of particularly impressive size and with a range of built in wardrobes and the family bathroom which has been recently refitted to offer a white suite in a contemporary style with a larger than average bath and shower over. Externally, the property benefits from an exceptionally generous rear garden attractively arranged with a patio seating area and leading to lawn with fenced boundaries, a large shed to the gardens end and side access to the front of the property providing excellent off street parking facilities. Offered in excellent condition

throughout and with the benefits of double glazing and gas central heating, an appointment to view 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.

- Two Bedroom Home
- Driveway Parking
- Potential To Extend (STNPC)
- Excellent Order Throughout
- Quality Wide Plank Wooden Flooring
- Close To Shops And Amenities
- Generous Rear Garden
- Contemporary Bathroom
- Log Burning Fire
- Viewing Advised



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?	1953
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Council Tax Band	C
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This year council tax charge	1836
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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	None
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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? Yes

If yes please state what rights are in place? Neighbour owns rght hand alley, but we have right of way to access rear garden.

Is your property is 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 accesibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vacinity 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.