

**41 Cuttsfield Terrace, Hemel  
Hempstead, Hertfordshire,  
HP1 2AP**

David  
**Doyle**  
Sales and Lettings

**Price £475,000** Freehold



David Doyle are delighted to offer to the market this extended three bedroom family home with a driveway situated in a popular HP1 residential location close to excellent amenities, highly regarded schooling and Hemel Hempstead mainline railway station offering links to London Euston. The property has been extensively refurbished and reconfigured to offer flexible living space and an internal viewing is much advised to appreciate this excellent home. The Ground floor accommodation comprises a spacious entrance hall with stairs to the first floor and doors to a formal sitting room with a log burning fire and front aspect views and the exceptional kitchen/dining/living room which is a particular feature of the property offering a bespoke fitted kitchen with a range of wall and base units, quartz work surfaces, distinct dining and seating areas with bi-fold doors opening to the rear garden, The First floor boasts three well proportioned bedrooms and a refitted family bathroom, arranged with a white suite and chrome sanitary ware. Externally, the property benefits from a large rear garden, attractively arranged with a patio seating area and steps leading to lawn with fenced boundaries and the added benefits of a large covered store area with front and rear access and a driveway to the front of the property. Call to View.

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.

Exceptional Three Bedroom Property

Driveway

Impeccable Order Throughout

Extended and Reconfigured

Bi Fold Doors To Garden

Beautiful Kitchen/Dining Room

Stylish Living Room With Log Burner

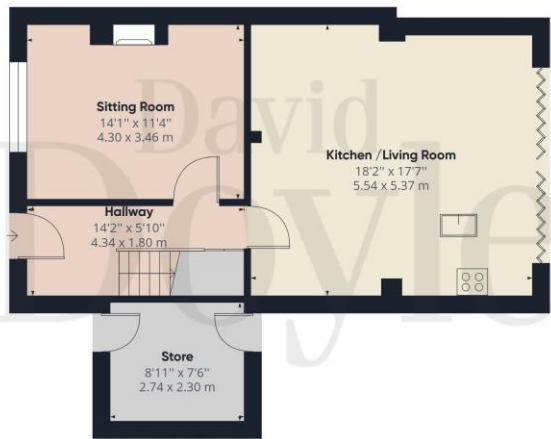
HP1 Situation

Close To Schools & Amenities

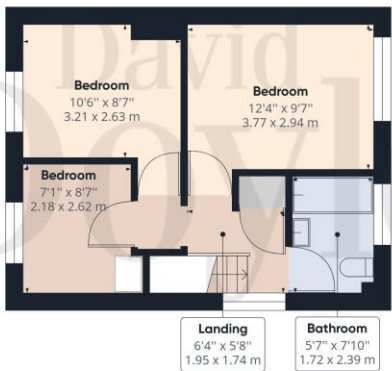
Viewing Advised

Council Tax Band C

Tenure -Freehold



Ground Floor



Floor 1



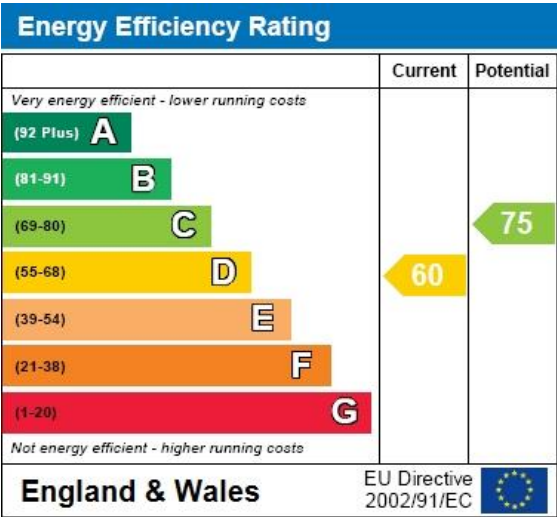
Approximate total area<sup>(1)</sup>  
1000.17 ft<sup>2</sup>  
92.92 m<sup>2</sup>

(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](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING

## 41 Cuttsfield Terrace, Hemel Hempstead, Hertfordshire, HP1 2AP

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?	1967
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	Cable
What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	0
Are you aware of any asbestos containing material in the property?	Yes
If yes please state	Soffits, porch roof & rated contained under new plasterboard upstairs only



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?	Yes
If yes please state what restrictions are in place.	<ol style="list-style-type: none"> <li>1. Not to carry on any trade or business on the property, to be used as a single private house</li> <li>2. Can't build any other dwellings on the property</li> <li>3. You need written consent from the council for any work on the property</li> <li>4. Not to cause annoyance to the council or neighbours</li> <li>5. To maintain or repair any drains and private sewers &amp; party wall fences hedges or structures</li> </ol>
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.