

**14 The Pastures, Hemel
Hempstead, Hertfordshire, HP1
2TN**

David
Doyle
Sales and Lettings

Offers Over £265,000 Freehold



David Doyle are delighted to present to the sales market this very well presented one double bedroom freehold house with a private garden located in this sought after modern development conveniently situated for local shops, amenities and mainline station with links to London Euston. The accommodation has been tastefully updated by the current owners and comprises a porch opening to the well proportioned lounge/dining Room with patio doors opening to the garden and opening to the fitted kitchen arranged with a range of wall and base units, coordinating work surfaces and space and plumbing for white goods. To the first floor is a landing with loft access and doors to a beautiful double bedroom with a built in storage cupboard and a box bay window and the family bathroom fitted with a white suite, chrome sanitary ware and part tiled walls. Externally, the property benefits from one of the best private gardens on the development, attractively arranged with a paved patio seating area, lawn with a plant and feature, a storage cupboard, fenced boundaries and gated access to the allocated parking space situated directly to the front of the property and further visitors parking. This rarely available property is a particularly good example of a freehold cluster home and would suit a first time buyer, investment purchaser or down sizer.

Viewing 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.

Freehold House

Fields End Development

Well Presented Throughout

Double Bedroom

Fitted Kitchen & Bathroom

Allocated Parking

Lovely Private Garden

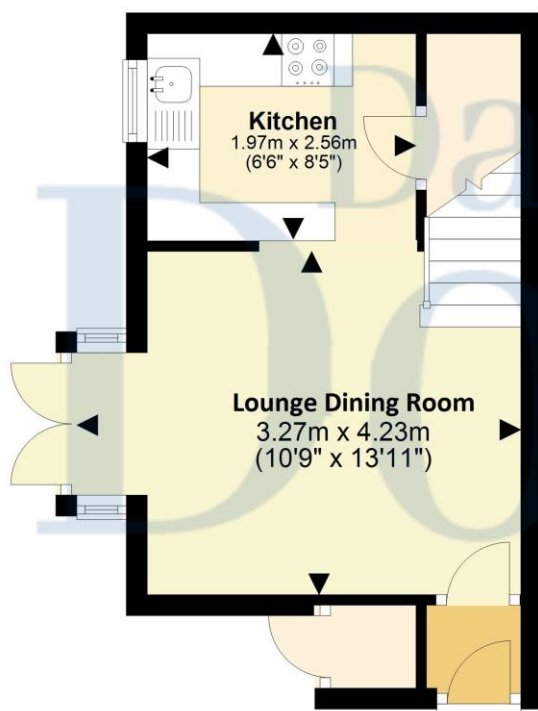
Viewing Advised

Council Tax Band C

Tenure -Freehold

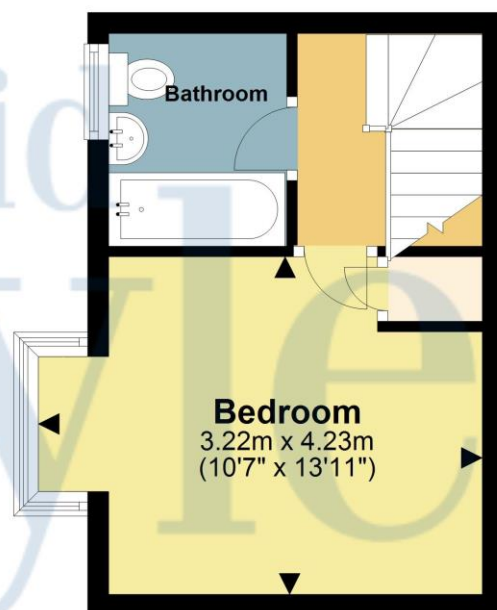
Ground Floor

Approx. 21.5 sq. metres (231.4 sq. feet)




First Floor

Approx. 19.9 sq. metres (214.0 sq. feet)



Total area: approx. 41.4 sq. metres (445.5 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 Plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>69</p>	<p>91</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	





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

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