

6 Slippers Hill, Hemel
Hempstead, Hertfordshire,
HP2 5XT

David
Doyle
Sales and Lettings

Price £415,000 Freehold



This well presented 3 bedroom end of terrace family home with 2 allocated parking spaces is located in this sought after residential situation and is conveniently located for local shops, schools, amenities and the historic and picturesque Old Town. The ground floor is arranged with an open plan lounge dining room with a useful understairs storage cupboard and triple bi fold doors that offer access to the pleasantly private rear garden, a fitted kitchen with an integrated Bosch dishwasher, a guest cloak room and an entrance hall with stairs leading to the first floor. The first floor features 3 bedrooms and a family bathroom, both bedroom 1 and 2 benefit from built in wardrobes. Externally the property has both front and rear gardens, the rear garden has been landscaped with a generous patio seating area, an area laid to lawn, a useful Summer House with a storage shed to the side, fenced boundaries and secure gated side access. The property also benefits from 2 allocated parking space, double glazing and gas heating to radiators. Viewing is a MUST.

The nearby 'Old Town' High Street has been described as the prettiest road in the country with Victorian properties, beautiful St Mary's Church, Town Hall, cobbled streets, restaurants, period public houses and specialist shops it is a pleasure to visit.

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.

Well presented 3 bedroom end of terrace family home

Two allocated parking spaces

Open plan lounge dining room with triple bi fold doors

Fitted kitchen

Downstairs guest cloak room

First floor family bathroom

Pleasantly private rear garden

Summer house

Double glazing. Gas heating to radiators

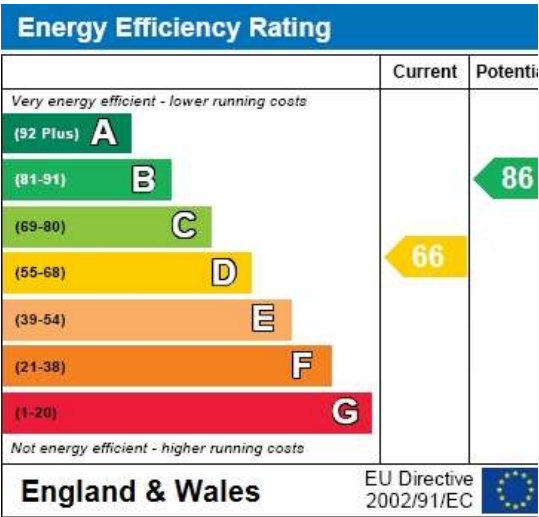
Viewing is a MUST

Council Tax Band D

Tenure -Freehold

		 Approximate total area⁽¹⁾ 849.29 ft ² 78.9 m ² <small>(1) Excluding balconies and terraces</small> <small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small> GIRAFFE 360
Ground Floor Building 1		
		
Floor 1 Building 1		
		
Ground Floor Building 2		

Scan here for more details





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

6 Slippers Hill, Hemel Hempstead, Hertfordshire, HP2 5XT

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?	1990
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Council Tax Band	D
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This year council tax charge	£2066
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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	Cable
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What parking facilities does your property have	Allocated Parking
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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.