

**138 Chaulden Lane, Hemel
Hempstead, Hertfordshire,
HP1 2BT**

**David
Doyle**
Sales and Lettings

Price £675,000 Freehold



Located in a highly sought after position, this 4 bedroom semi-detached family home enjoys far reaching views over the open playing field opposite and towards the countryside beyond. The property offers spacious and well arranged accommodation, excellent off road parking facilities and a beautiful rear garden. The ground floor features a living room with a feature fireplace and a bay window, a dining room with French doors that open on to the rear garden, a fitted kitchen, utility room, a guest cloakroom and a spacious and welcoming entrance hall with feature leaded light windows and stairs leading to the first floor. The first floor boasts 4 bedrooms and a family bathroom, the master bedroom benefits from fitted wardrobes and enjoys stunning far reaching views. The property also includes an extremely spacious fully-boarded loft space, offering excellent storage and the potential for future development STNC's. Externally the property offers both front and rear gardens along with a driveway that offers excellent off road parking facilities. The rear garden is a standout feature, approx 100' in length, landscaped with a patio seating area, varied mature herbaceous borders, a good sized lawned area, summer house and gated side access. This property is offered to the market with no upper chain and viewing is highly recommended.

Being located in close proximity to 'Boxmoor Village' this property is within easy reach of its range of shopping facilities and amenities, including the Village Hall and Playhouse, restaurants, public houses and Leisure Centre. The Moor is a beautiful open space with a cricket pitch and the Grand Union Canal and River Bulbourne running through it. The mainline railway station is about a 15 minute walk away, and offers an excellent service to London Euston (26 mins).

Stunning far reaching views. Sought after location

4 Bedroom semi detached family home

Living room with feature fireplace and bay window

Dining room with French doors opening on to the rear garden.

Kitchen. Utility room

Welcoming entrance hall. Guest cloak room

First floor family bathroom

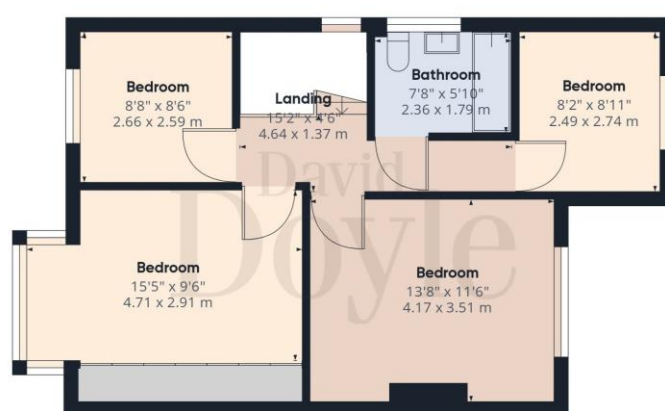
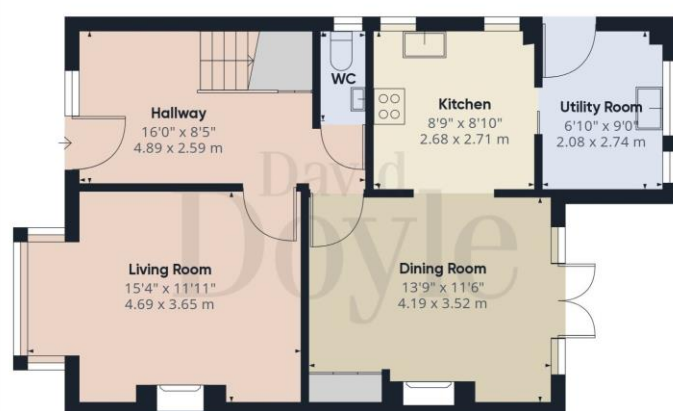
Approx 100` rear garden

Driveway offering excellent off road parking facilities

No upper chain. Viewing is a MUST.

Council Tax Band E

Tenure -Freehold



Approximate total area⁽¹⁾

1265.76 ft²

117.59 m²

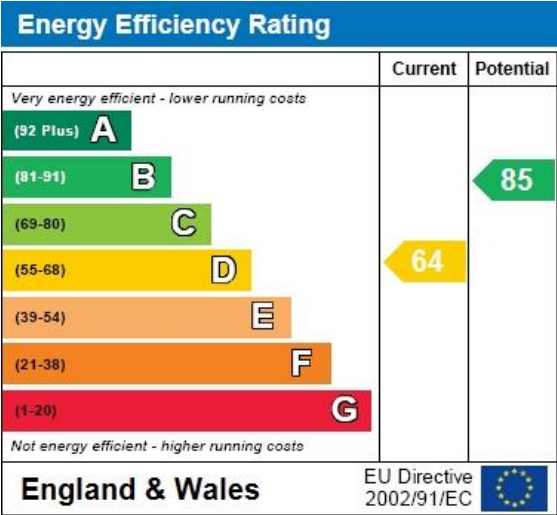
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Scan here for more details





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

138 Chaulden Lane, Hemel Hempstead, Hertfordshire, HP1 2BT

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?	1930
Council Tax Band	E
This year council tax charge	£2,647.38
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	Fibre
What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	N/A
Are you aware of any asbestos containing material in the property?	No

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.