

29 St Agnells Lane, Hemel
Hempstead, Hertfordshire,
HP2 7AX

David
Doyle
Sales and Lettings

Offers in Excess of £345,000 Freehold



- **PROPERTY HIGHLIGHTS:**

- Well-proportioned three double bedrooms
 - Garage and rear parking
 - Popular Cul-de-Sac location
- Close to travel links and local amenities
 - No upper chain

- **GROUND FLOOR ACCOMMODATION:**

- Spacious hallway with storage
 - Guest cloakroom
- Bright living room with garden views
- Fitted kitchen with white goods space

- Separate dining room with patio doors

- ****FIRST FLOOR FEATURES:****

- Spacious landing with storage
 - Three double bedrooms
 - Master with fitted wardrobes
- Recently refitted four-piece family bathroom

- ****EXTERNALS:****

- Lovely rear garden with patio and lawn
 - Brick-built shed
- Gated rear access to garage and double driveway
- Front garden with mature features and green outlook

- ****ADDITIONAL BENEFITS:****

- Gas central heating via newly installed boiler
 - Double glazing throughout
 - No upper chain

- ****LOCATION ADVANTAGES:****

- Hemel Hempstead`s Riverside and The Marlowes malls
 - Convenient access to M1 and M25
- Mainline railway station for fast connections to London Euston

- ****RECOMMENDATION:****

- Internal viewing highly recommended to appreciate this much-loved family home.

Three Double Bedroom Family Home

Garage & Parking To Rear

Good Condition Throughout

Two Reception Rooms

Recently Refitted Four Piece Bathroom

New Boiler 2023

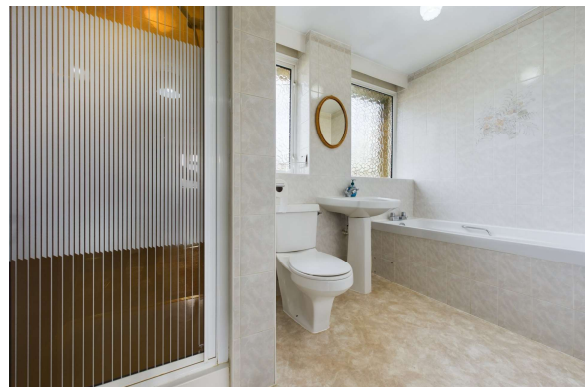
Mature Gardens

No Upper Chain

Viewing Advised

Council Tax Band C

Tenure -Freehold



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

29 St Agnells Lane, Hemel Hempstead, Hertfordshire, HP2 7AX

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
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Council Tax Band	C
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This year council tax charge	£1836.68
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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	Timber frame between brick pillars
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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	Garage Allocated Parking
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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? 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

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