

36 Hollybush Lane

Warners End

HP1 2PQ

Price £395,000 Freehold

David
Doyle
Sales and Lettings



A well proportioned and tastefully presented two double bedroom end of terrace family home with driveway situated in this popular HP1 side road close to excellent amenities and highly regarded schooling.

With scope to extend subject to the necessary planning consents, the accommodation is pleasantly spacious and comprises a hallway leading to a well proportioned dual aspect living/dining room with a feature fire and mantle and patio doors with access and beautiful views to the rear of the property, a fitted kitchen with ample units providing excellent cupboard space, work surfaces. a wall mounted boiler, space for white goods and a door to a very useful utility porch, also providing access to the garden. To the first floor are two double bedrooms, the master of particularly impressive size and both with fitted wardrobes.

Finishing the accommodation is the family bathroom comprising a white suite with complimentary panelling, part tiled walls, a recently installed shower unit and chrome fittings. Externally, the rear garden is a particular feature of the property being generous in size, mainly laid to lawn with a patio seating area, mature trees, colourful plants and shrubs, a brick built shed providing excellent storage facilities, fenced boundaries and side access to the front of the property offering a driveway and an attractive garden area with hedged boundaries. We highly recommend a viewing of this excellent property.

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.

Two Double Bedrooms

Driveway

Sought After HP1 Location

Beautiful Gardens

Dual Aspect Living/Dining Room

Fitted Kitchen & Bathroom

Scope To Extend/Update

Viewing Advised

Council Tax Band C

Tenure -Freehold







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

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 liabilities.