

**44 Allandale, Hemel
Hempstead, Hertfordshire,
HP2 5AF**

David
Doyle
Sales and Lettings

Offers Over £325,000 Freehold



This 3 bedroom end of terrace family home over looks Randall Park and is conveniently located for the Old Town, local shops, schools and amenities. The ground floor is arranged with an open plan lounge dining room with patio doors that open on to the rear garden, a fitted kitchen and an entrance hall with stairs leading to the first floor. The first floor features 3 bedroom and a shower room. Externally the property benefits from both front and rear garden, a side passage way and a useful storage cupboard. The rear garden is pleasantly private and arranged with a patio seating and an area laid to lawn. The property would benefit from some updating but offers great potential and scope to extend STNC. With double glazing, gas heating to radiators and NO UPPER CHAIN viewing is a MUST.

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.

3 Bedroom end of terrace family home

Open plan lounge dining room

Fitted kitchen

First floor shower room

Front and rear gardens

Double glazing

Gas heating to radiators

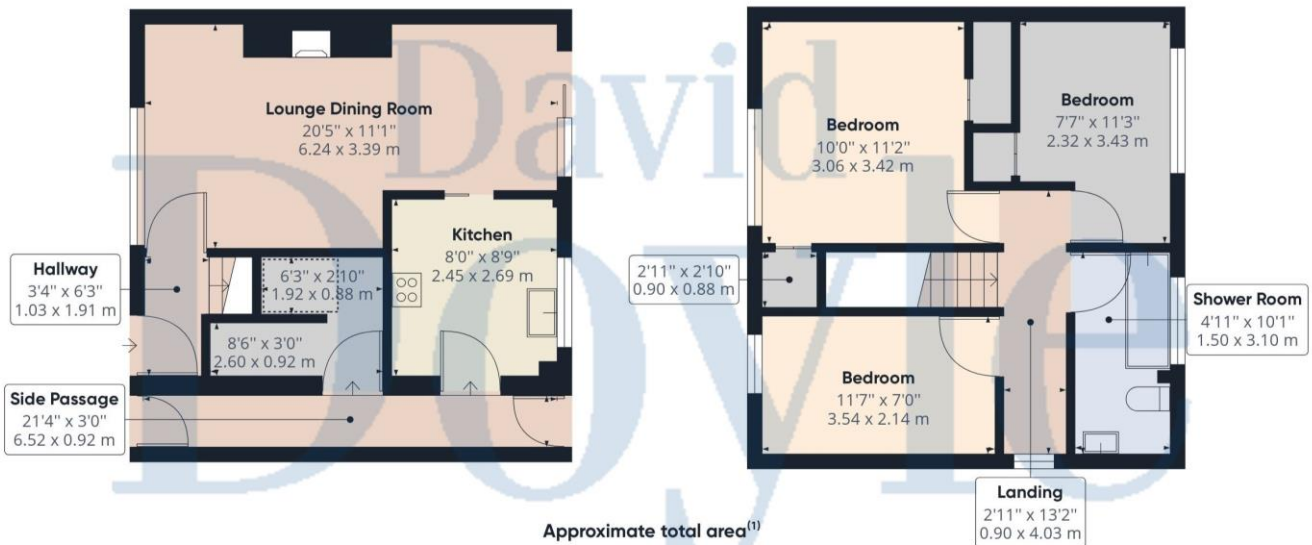
Useful storage cupboard

No upper chain

Viewing is a MUST

Council Tax Band C

Tenure -Freehold



Approximate total area⁽¹⁾

812.70 ft²

75.50 m²

(1) Excluding balconies and terraces

Reduced headroom


10.65 ft²

0.99 m²

Reduced headroom
(below 1.5m/4.92ft)

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 Plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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

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