

91 Widmore Drive
Adeyfield
HP2 5ND

David
Doyle
Sales and Lettings

Guide Price £450,000 Freehold



A rarely available three bedroom family home with a driveway and garage coming to the market for the first time in many years. The property offers scope to update and extend subject to the necessary planning consents. The internal accommodation comprises a porch leading to the entrance hall with doors to the bright living room, separate dining room, kitchen with ample storage cupboards leading to a useful side area with a shed, WC and an attractive sun room/utility area. To the first floor are three generous bedrooms and the family bathroom arranged with a four piece white suite and chrome sanitary ware. Externally, there are attractive well tended gardens to both the front and rear with mature plants, shrubs, lawned areas, a greenhouse and access to the garage and driveway. Offered with the benefit of gas central heating, replacement double glazing and NO UPPER CHAIN. Situated in this popular residential location close to excellent amenities, highly regarded schooling, an appointment to view 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.

Three Bedroom Family Home

Garage & Driveway

Scope To Update & Extend

Lovely Gardens

Close To Schools & Amenities

Two Reception Rooms

NO UPPER CHAIN

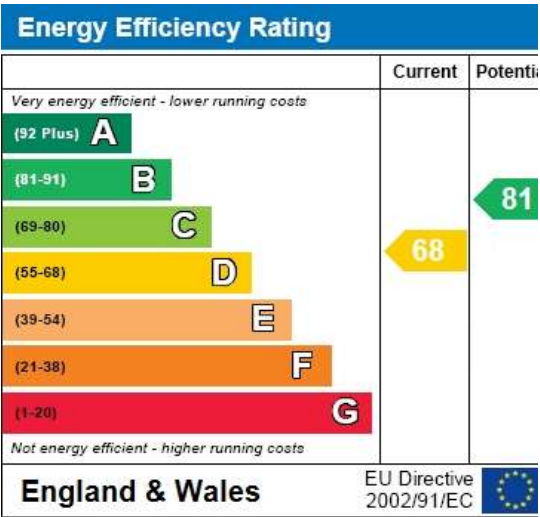
Viewing Advised

Council Tax Band D

Tenure -Freehold

 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	<div>  </div> <div> <p>Approximate total area⁽¹⁾</p> <p>1261.32 ft²</p> <p>117.18 m²</p> </div>
 <p>Ground Floor Building 2</p>		<div> <p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p> </div>

Scan here for more details





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

91 Widmore Drive, Hemel Hempstead, Hertfordshire, HP2 5ND

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?	1960
Council Tax Band	C
This year council tax charge	2116.04
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	None connected
What parking facilities does your property have	Private/driveway Garage
Please state any costs per annum for parking	0
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.