

**96 Wood Lane End, Hemel
Hempstead, Hertfordshire, HP2
4RF**

Guide Price £470,000 Freehold

David
Doyle
Sales and Lettings



New home with 3 bedrooms - ensuite to master - lounge with French doors overlooking garden - utility room - downstairs WC - parking for 2 cars - No upward chain -

Kitchen

Contemporary and stylish kitchens, laminated work surfaces Integrated energy efficient appliances have been selected to complete the sleek kitchens.

Bathrooms

Our elegant and stylish bathrooms feature modern sanitaryware including vanity units with complementing chrome mixer taps over-head showers.

- Complementing tiled walls around bath and above vanity unit splash back and tiled flooring
 - vanity wash hand basin
- Complementing white WC with soft-close seat
 - Contemporary chrome finish mixer taps
 - White bathtubs
 - Glass shower screen
 - Heated towel rail

En-Suites

- vanity wash hand basin
- Complementing white WC with soft-close seat
 - Contemporary chrome finish mixer taps
 - Walk in shower tray
 - Glass shower screen
 - Heated towel rail

Flooring

- laminated flooring to ground floor through out
 - Upper floors carpet

Decorative Finishes

To achieve a contemporary interior, we have selected clean lines for stairs, doors, windowsills, architraves, and skirting, keeping everything subtle to create a calm and tranquil environment.

White uPVC double-glazed windows

- white internal doors with smooth satin chrome handles)
- Contemporary chrome internal door sets with smooth chrome handles
- Square-cut white skirting and architrave painted in white satinwood
 - Window boards painted in white Dulux Satinwood
 - Walls painted in white emulsion
 - Smooth ceilings in white emulsion

Electrical

- LED Downlights to kitchens, bathrooms, and hallways
- Pendant fittings to living areas and bedrooms
- White moulded electrical switches and sockets throughout
 - Openreach to each property
 - External lighting to front and rear
 - Smoke and heat alarms in kitchens
 - EV Charging point for each property

Warranty

- 10-year premier structural warranty

New home with 3 bedrooms

ensuite to master

lounge with french doors

utility room

downstairs WC

parking for 2 cars

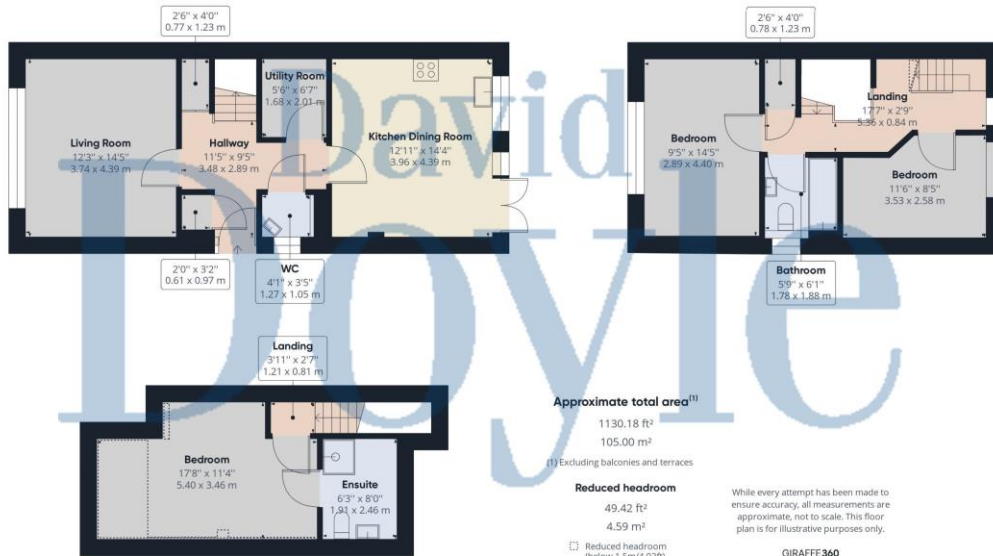
no upward chain

Call NOW to arrange a viewing

Council Tax To Be Confirmed

Tenure -Freehold

Style 1





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 liability/ies.