

124 Allandale
Hemel Hempstead
HP2 5AU

David
Doyle
Sales and Lettings

Guide Price £375,000 Freehold



David Doyle is thrilled to present this EXCEPTIONAL Two Double Bedroom Family Home in a HIGHLY DESIRABLE residential location. The property's MAIN SELLING POINT is its LARGE GARDEN, offering INCREDIBLE SPACE for a potential ANNEXE or STUDIO, subject to necessary planning permissions.

This well-planned property features an entrance hall leading to a SPACIOUS living/dining room with an `art deco` style fireplace and DUAL ASPECT VIEWS. The fitted kitchen is equipped with a range of wall and base units, coordinating work surfaces, and space for white goods.

Upstairs, you`ll find TWO GENEROUS DOUBLE BEDROOMS and a refitted family shower room with modern fixtures.

Outside, the rear garden is a HIGHLIGHT, with ATTRACTIVE LANDSCAPING, a patio seating area, mature plants, and shrubs. There`s also a brick-built shed and storage cupboards. The property benefits from gas central heating and double glazing.

Hemel Hempstead offers a full range of shopping facilities, including the Malls of Riverside and The Marlowes. Commuters will appreciate the proximity of the M1 and M25, as well as the mainline railway station with fast connections to London Euston.

If you`re seeking a FAMILY home with INCREDIBLE POTENTIAL, don`t miss the opportunity to arrange an internal viewing. Contact us today!

Two Double Bedroom Family Home

Piece of Land To The Side Of The Garden

Potential To Extend/Upgrade

Close To Shops & Amenities

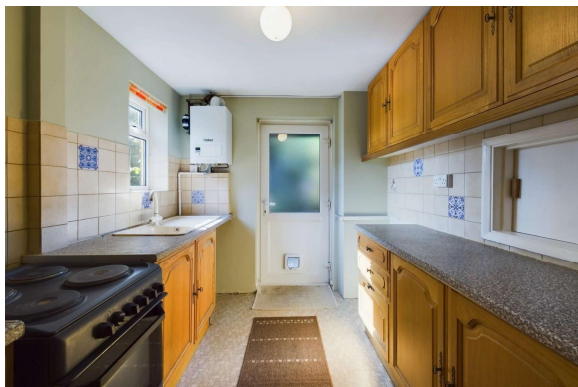
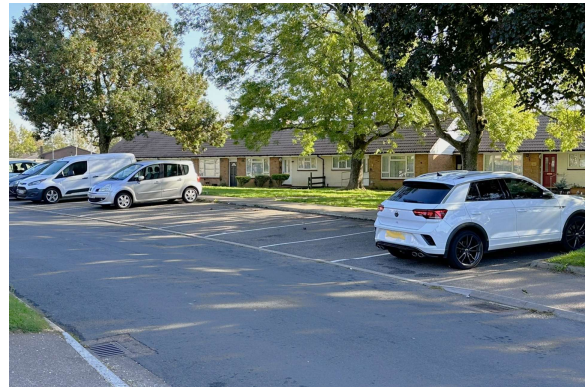
Gas Central Heating & Double Glazing

NO UPPER CHAIN

Viewing Advised

Council Tax Band C

Tenure -Freehold



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

124 Allandale, Hemel Hempstead, Hertfordshire, HP2 5AU

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
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Council Tax Band	C
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This year council tax charge	1836
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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	Brick and Tile
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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	currently not used
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What parking facilities does your property have	parking bays on road
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Please state any costs per annum for parking	0
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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

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