

**98 Wood Lane End, Hemel
Hempstead, Hertfordshire, HP2**

ARE

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

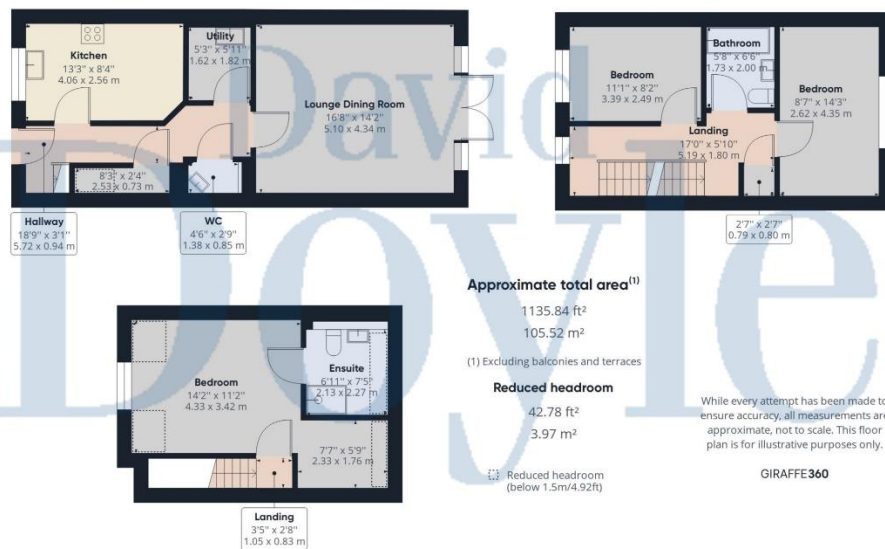
parking for 2 cars

no upward chain

Council Tax To Be Confirmed

Tenure -Freehold

Style 2





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

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