

96 Fletcher Way  
Hemel Hempstead  
HP2 5RR

David  
**Doyle**  
Sales and Lettings

Offers in Excess of £425,000 Freehold



A well presented three bedroom family home with a driveway situated in this popular residential position conveniently located for excellent amenities, highly generous rear garden. The accommodation comprises an entrance hall with stairs to the first floor and a door to the living room leading to the separate dining room with patio doors opening to a conservatory enjoying views of the rear garden and a doorway leading to the fitted kitchen which can also be accessed from the hallway and offers a range of wall and base units, wooden work surfaces, integrated appliances and space and plumbing for white goods. To the first floor is a landing with loft access and doors to three bedrooms, all of good size and the family bathroom, arranged with a white suite and chrome fittings. Externally, the rear garden is a particular feature of the property being incredibly generous in size and arranged with a patio seating area with steps up to a large lawn with fenced boundaries, a brick built shed and covered side access leading to the front of the property benefiting from a driveway for multiple vehicles. Offered to the market in good decorative order throughout, an appointment to view is highly recommended to appreciate this lovely family home.

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

End Terrace

Driveway

Generous Rear Garden

Scope To Extend (STNPC)

Good Decorative Order Throughout

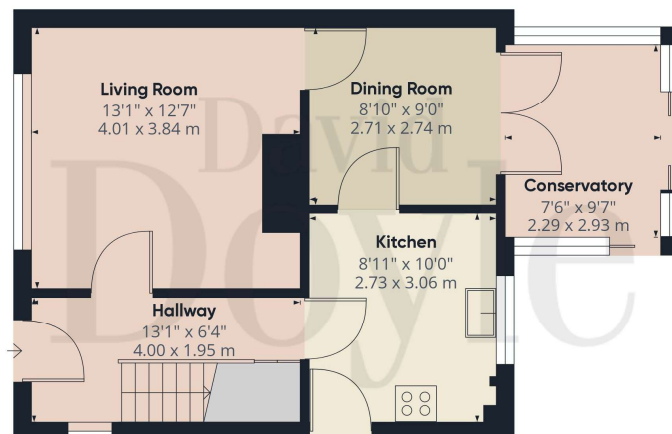
Close To Amenities And The `Old Town`

Two Reception Rooms

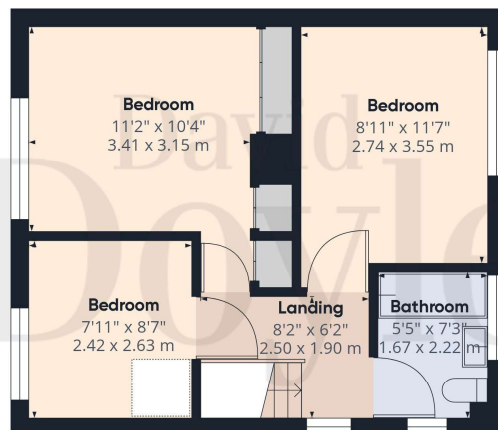
Viewing Advised

Council Tax Band C

Tenure -Freehold



Ground Floor



Floor 1



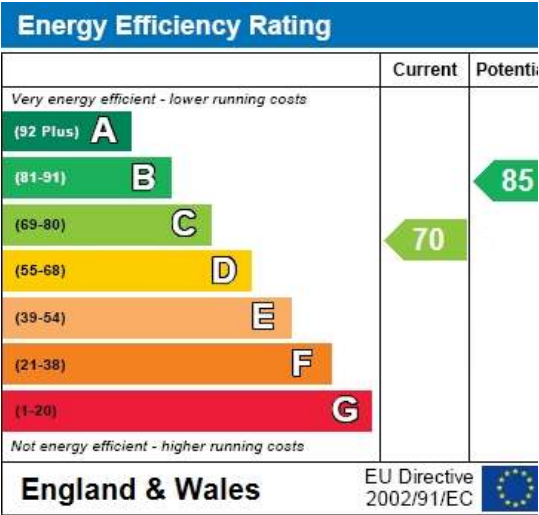
Approximate total area<sup>m</sup>  
886.05 ft<sup>2</sup>  
82.32 m<sup>2</sup>

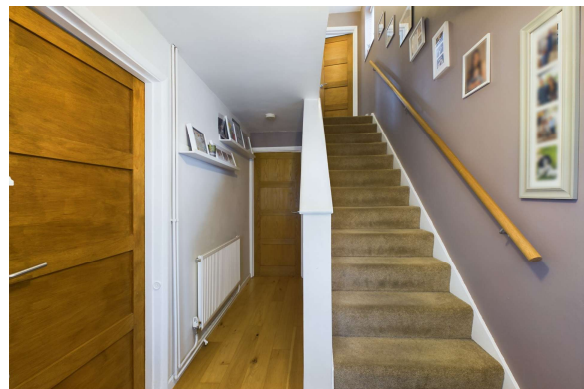
(1) Excluding balconies and terraces

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

Scan here for more details





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## 96 Fletcher Way, Hemel Hempstead, Hertfordshire, HP2 5RR

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?	1949
Council Tax Band	c
This year council tax charge	£1836.68
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	ADSL
What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	£0
Are you aware of any asbestos containing material in the property?	Yes
If yes please state	Brick Shed roof
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.