

**2 Achilles Close
Hemel Hempstead
HP2 5QA**

David
Doyle
Sales and Lettings

Offers in Excess of £685,000 Freehold



A rare opportunity to purchase this beautifully presented and delightfully spacious four bedroom detached character home with extended ground floor accommodation, large carriage driveway, a garage located in a highly desirable cul de sac close to excellent travel links and amenities. The ground floor accommodation comprises a generous entrance hall, a guest WC and a vestibule opening to a large shower room leading to a generous bedroom/reception room that has the benefit of being self contained with it's own entrance via patio doors and the potential to create an annexe or `working from home` space. Also accessed from the hallway is the spacious dual aspect lounge/dining room with refurbished original parquet flooring and french doors opening to the lovely kitchen/breakfast room arranged with a vast range of wall and base units, space and plumbing for appliances and a distinct seating area enjoying views of the rear garden. A personal door from the kitchen leads to the garage. To the first floor is the bright landing with loft access, three double bedrooms, and the refitted family bathroom. Externally, the property benefits from a beautifully landscaped rear garden, attractively arranged with patio seating areas, a generous lawn, mature plants and shrubs, fenced boundaries, two sheds and gated side access. To the front of the property is a further landscaped garden area incorporating the carriage driveway offering excellent off street parking facilities and leading to the garage. We highly recommend an internal viewing to appreciate this very versatile property that has been very well maintained and updated by its current owners. .

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

Four Double Bedroom Detached Family Home

Carriage Driveway & Garage

Annexe Potential/Home Office Space

Cast Iron Fireplaces & Parquet flooring

Beautiful Decor Throughout

Landscaped Gardens

Close To Travel Links, Amenities & Schools

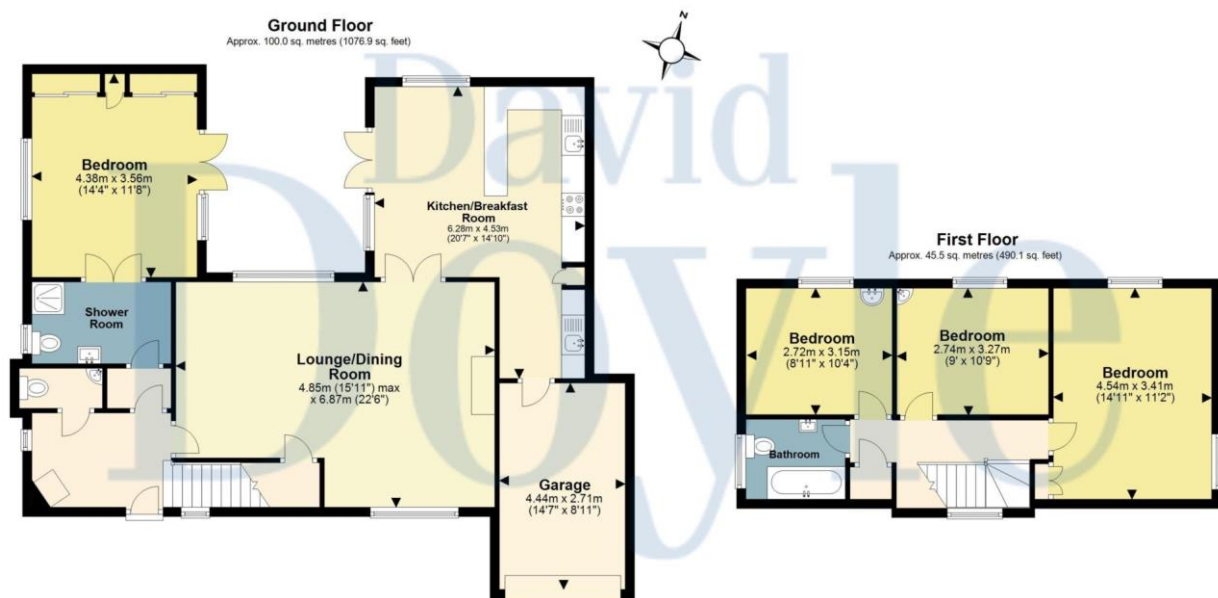
Refitted Family Bathroom

Shower Room To Ground Floor

Viewing Advised

Council Tax Band E

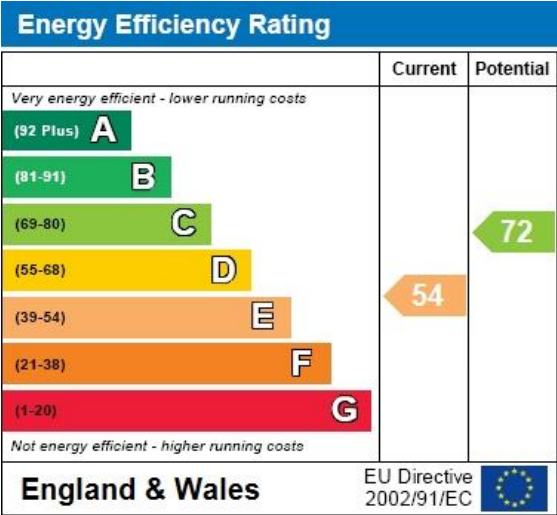
Tenure -Freehold



Total area: approx. 145.6 sq. metres (1567.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUj.

Scan here for more details





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

Hemel Hempstead, Hertfordshire

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?	1950-1960
Council Tax Band	E
This year council tax charge	£2530.00
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	Fibre
What parking facilities does your property have	Private/driveway Garage
Please state any costs per annum for parking	£0.00
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.