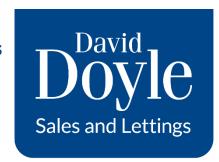
New House At, 184a Belswains Lane, Hemel Hempstead, Hertfordshire, HP3 9XE



Guide Price £525,000 Freehold



Brand new 3 double bedroom detached family home with parking, both front and rear gardens is situated in this pleasantly private location convenient for Apsley main line and Apsley lock marina. The property will be finished to a high standard and benefits from an Air Heat Source Pump, an EV charging point and under floor heating. The ground floor is arranged with a lounge, an open plan kitchen dining room with bi fold doors that open on to the rear garden, a guest cloak room and a welcoming entrance hall with stairs leading to the first floor. Arranged over the first and second floor are 3 double bedrooms, one benefiting from an ensuite bathroom and on the first floor you will find the family bathroom. This property also comes with the added benefit of a new build warranty. Call NOW for more details.

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.

Brand new 3 double bedroom detached family home

Pleasantly private location convenient for Apsley main line station

Open plan kitchen dining room with bi fold doors opening on to the rear garden

Separate lounge

Guest cloak room

First floor bathrooms

3 Bedrooms one with an ensuite

Front and rear gardens

Parking. EV charging point. Air Heat Source Pump

Call NOW for more details

Council Tax To Be Confirmed

Tenure -Freehold









Approximate total area⁽¹⁾

1251.00 ft²
116.22 m²
(1) Excluding balconies and terraces

76.25 ft² 7.08 m²

(i) Reduced headroom (below 1.5m/4.92ft)

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 mor



















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

New House At, 184a Belswains Lane, Hemel Hempstead, Hertfordshire, HP3 9XE

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? | 2023 |
|--|------------------|
| Council Tax Band | TBC |
| This year council tax charge | TBC |
| 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? | Electricity only |
| Is your property supplied by mains drainage? | Yes |
| Is your heating gas to radiator heating? | Air Source |
| How is your broadband supplied | Cable |
| 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? | No |

| Are smoke alarms installed at the property? | Yes |
|--|--|
| Is the property an apartment? | No |
| Is the property in a conservation are? | No |
| Is the property listed? | No |
| Are there any restrictive covenants? | No |
| Are there any rights of way or easements? | Yes |
| If yes please state what rights are in place? | There is a surface water pipe running through the site. A deed of easement with Thames Water is in place should they need to inspect it. |
| Is your property is 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? | Yes |
| If yes please give details of the adaptations | Ramp to front door |
| 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 we 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.