

**6 Wood View  
Gadebridge  
HP1 3HW**

David  
**Doyle**  
Sales and Lettings

**Offers in Excess of £400,000** Freehold



A very well presented 3 Bedroom family home situated in this sought after HP1 Cul de Sac situation conveniently located for local shops, schools and amenities. The ground floor accommodation is well planned and arranged with a hallway, stairs to the first floor, the spacious living room with an attractive feature fireplace leading to the kitchen/breakfast room offering a vast range of wall and base units, integrated appliances, space and plumbing for white goods, a distinct dining area and opening to the lovely conservatory enjoying views of the rear garden. The first floor boasts a landing with loft access, 3 bedrooms and the family bathroom, fitted in a pale grey suite with chrome fittings. Externally, the property has an attractive low maintenance rear garden, mostly paved and arranged with decked and patio seating areas, mature plants and shrubs, fenced boundaries and gated rear access. To the front of the property is a further garden area with walled boundaries overlooking an attractive green with ample communal parking close at hand. This property also benefits from SOLAR PANELS, double glazing and gas heating to radiators.

**VIEWING COMES HIGHLY RECOMMENDED.**

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

Sought After HP1 Position

Close To Schools & Amenities

Well Presented Throughout

Updated By The Current Owners

Conservatory Overlooking The Garden

Refitted Kitchen & Bathroom

Solar Panels

Gas Central Heating & Double Glazing

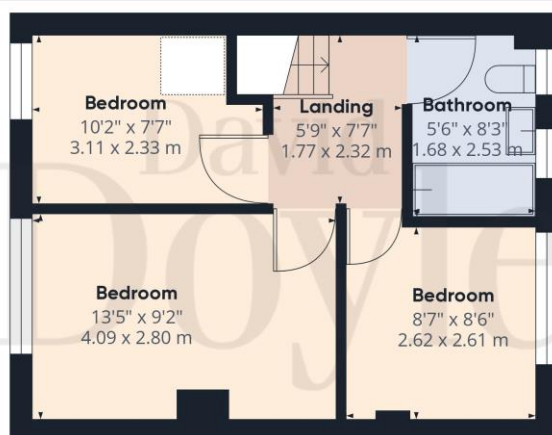
Viewing Advised

Council Tax Band C

Tenure -Freehold



Ground Floor



Floor 1



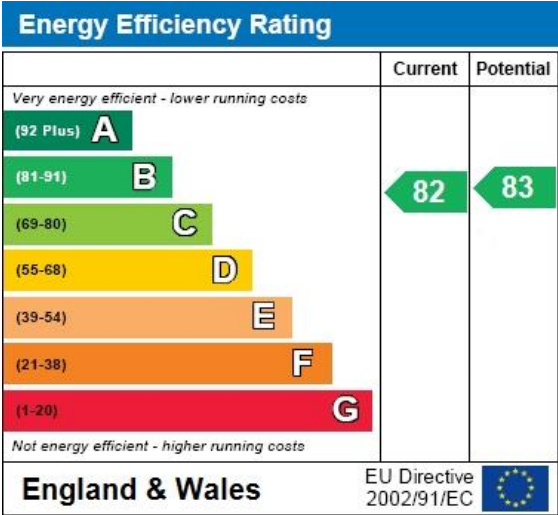
Approximate total area<sup>®</sup>  
880.14 ft<sup>2</sup>  
81.77 m<sup>2</sup>

(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

## 6 Wood View, Hemel Hempstead, Hertfordshire, HP1 3HW

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?	1952
Council Tax Band	c
This year council tax charge	£1800.00
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	Cable
What parking facilities does your property have	None
Please state any costs per annum for parking	n/a
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 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?	No
Has your property been subject to any structural movement?	No
Is your property in the vicinity of any current or historic mining?	No

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