

**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.

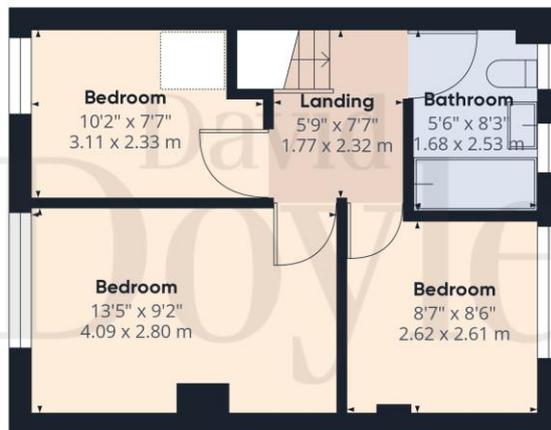
**VIEWING COMES HIGHLY RECOMMENDED.**

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



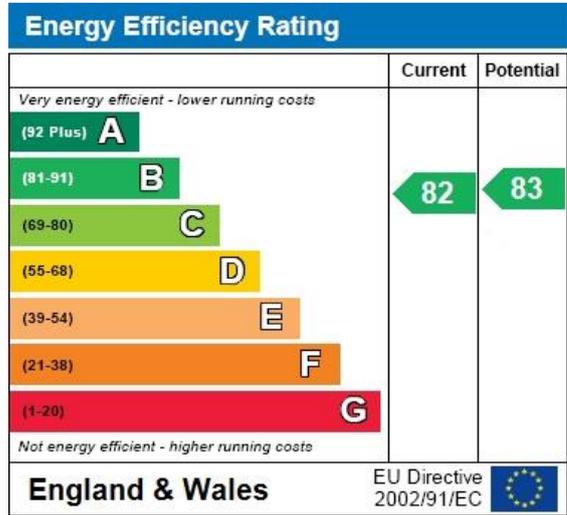
Approximate total area<sup>(1)</sup>  
 880.14 ft<sup>2</sup>  
 81.77 m<sup>2</sup>

(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.

GIRAFFE 360

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 are?	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

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.