

**29 Burgundy Drive
Hemel Hempstead
HP2 7BX**

David
Doyle
Sales and Lettings

Price £450,000 Freehold



David Doyle are delighted to offer to the sales market this very well presented three bedroom family home with a garage and driveway that has been well maintained by its current owners and is situated in this excellent development close to excellent amenities. The property offers well planned accommodation comprising a spacious hallway with doors to a guest cloakroom, a fitted kitchen/breakfast room with a range of wall and base units, integrated appliances and coordinating work surfaces and a spacious living/dining room with a large understairs cupboard and patio doors opening to the rear garden. To the first floor is a generous landing with loft access and doors to three well proportioned bedrooms, the master with an en suite shower room and bedroom two with a built in storage cupboard. Finishing the first floor accommodation is the immaculate family bathroom. Externally, the property is situated on a generous plot and arranged with an extensive lawn, patio seating area, fenced boundaries, a very useful side access to the front of the property and a personal door to the generous garage offering space for a vehicle or excellent storage facilities. To the front of the property is a further garden area with pathway to the front door, driveway and access to the garage via an up and over door. Offered in good decorative order throughout and with approximately five years remaining on the new build warranty, an appointment to view is highly recommended to appreciate this lovely property. NO UPPER CHAIN

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 Semi Detached Family Home

Garage and Driveway

Generous Rear Garden

Good Order Throughout

Close To Schools & Amenities

En Suite To Master

Ground Floor Cloaks

Approximately 5 Years Remaining On New Build Warranty

NO UPPER CHAIN

Viewing Advised

Council Tax Band E

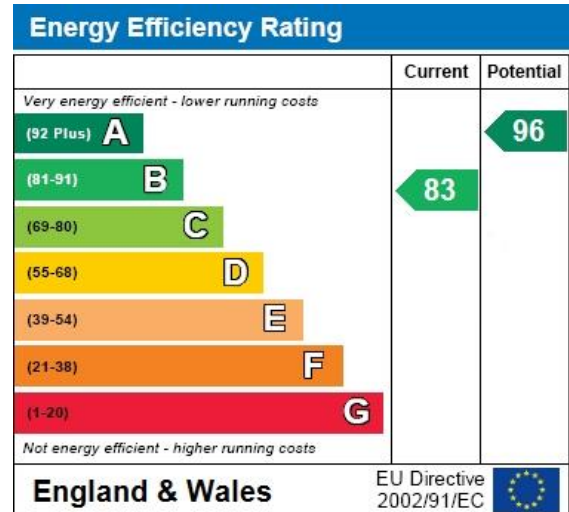
Tenure -Freehold



Approximate total area¹⁶
955.05 ft²
88.73 m²

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





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

29 Burgundy Drive, Hemel Hempstead, Hertfordshire, HP2 7BX

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?	2019
Council Tax Band	E
This year council tax charge	£2525.43
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	Yes
Please confirm amount, frequency and details of the management company	£189.54 per annum, RMG Living
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	NA

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