

4 Corner Hall Avenue, Hemel  
Hempstead, Hertfordshire,  
HP3 9EE

David  
**Doyle**  
Sales and Lettings

Price £395,000 Freehold



This well presented 2 double bedroom semi detached family home is located in this sought after road that is conveniently located for local shops, schools, amenities and Hemel Hempstead main line station with links to London Euston. The ground floor comprises a living room with a bay window, an open plan kitchen dining room, conservatory, guest cloak room and a welcoming entrance hall with a feature stain glass window and stairs leading to the first floor. The first floor boasts 2 double bedrooms and a family bathroom fitted with both a panelled bath and a shower cubical. To the front of the property is a driveway that offers off road parking and to the rear is a south westerly pleasantly private rear garden. Viewing is 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.

Well presented 2 double bedroom semi detached home

Convenient for local shops, schools and Hemel Hempstead main line station

Living room with bay window

Open plan kitchen dining room

Guest cloak room

Conservatory

First floor family bathroom

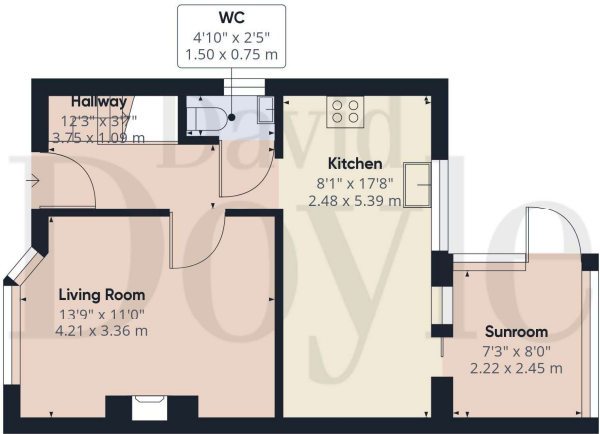
Driveway

Rear garden

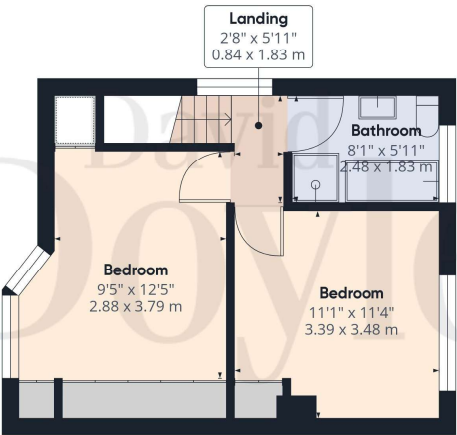
A MUST VIEW

Council Tax Band C

Tenure -Freehold



Ground Floor



Floor 1



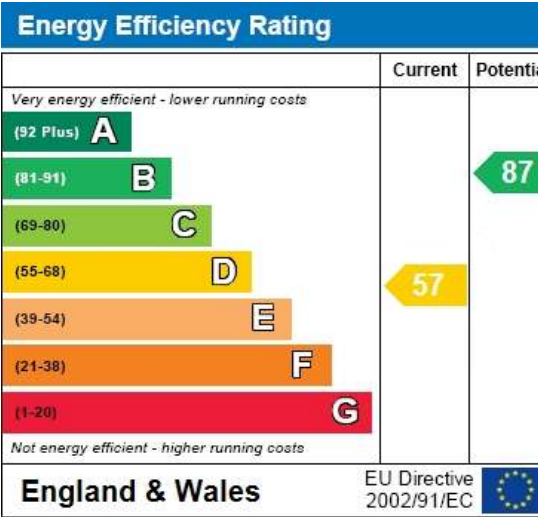
Approximate total area<sup>(1)</sup>  
779.54 ft<sup>2</sup>  
72.42 m<sup>2</sup>

(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**

## 4 Corner Hall Avenue, Hemel Hempstead, Hertfordshire, HP3 9EE

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?	1930s
Council Tax Band	C
This year council tax charge	not known.
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	not known.
What parking facilities does your property have	Private/driveway
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 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

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