

6 Risedale Road, Hemel
Hempstead, Hertfordshire,
HP3 9NN

David
Doyle
Sales and Lettings

Price; Offers In Excess Of: £450,000 Freehold



David Doyle are delighted to offer to the sales market this extended three bedroom semi detached family home with a driveway situated in popular `Nash Mills`, close to highly regarded schooling, excellent amenities and Apsley Mainline railway Station offering excellent links to London Euston.

Offered with the benefit of No Upper Sales Chain, the property has been updated and well maintained by the current owners and is offered for sale in tasteful decorative order. The accommodation comprises a spacious hallway with stairs to the first floor and doors to a guest WC, the bright living room with french doors opening to the well proportioned kitchen/breakfast room arranged with wall and base units, coordinating wood effect work surfaces, integrated appliances, space and plumbing for white goods and a distinct dining area with patio doors to the rear garden. To the first floor is a generous landing with loft access and doors to three spacious bedrooms, the master with a walk in wardrobe and an ensuite. Finishing the accommodation is the family bathroom fitted with a white suite and chrome sanitary ware. Externally, the rear garden is of generous size and arranged with a patio seating area, steps leading to lawn with mature plants, trees and shrubs, fenced boundaries, a decked seating area to the gardens end and side access leading to the front of the property which offers a gated driveway and fenced borders providing privacy. With benefits including gas central heating, double glazing and NO UPPER CHAIN, an internal viewing comes highly recommended.

Nash Mills is a favoured residential area with a selection of shops and other amenities. Not so far from beautiful open countryside it is convenient for the mainline railway station (serving London Euston) and the M1/M25 access points.

Three Double Bedroom Semi Detached

Tastefully Presented

Driveway

Generous Rear Garden

Popular Nash Mills Location

Close To Schools & amenities

Gas Central Heating & Double Glazing

Two Bathrooms & Ground Floor WC

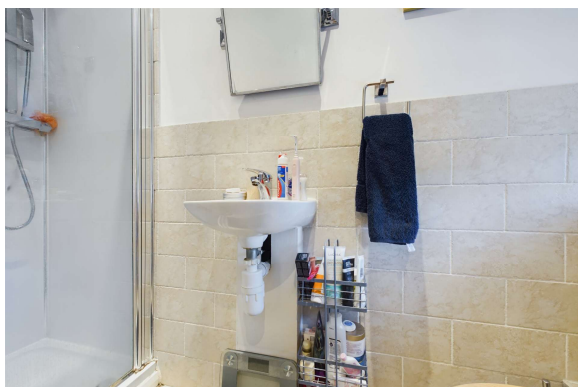
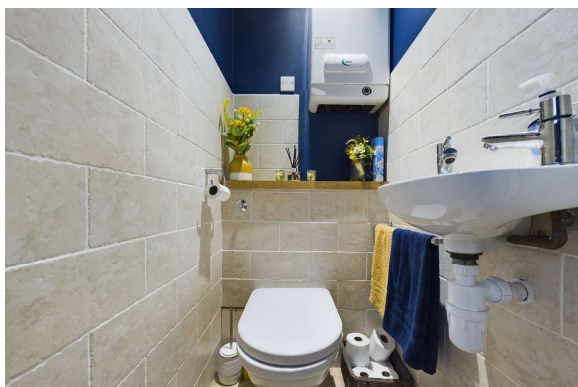
NO UPPER CHAIN

Viewing Advised

Council Tax Unknown

Tenure -Freehold





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

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.