

9 Honeycross Road
Chaulden
HP1 2HZ

David
Doyle
Sales and Lettings

Price £490,000 Freehold



An excellent three bedroom family home with a generous driveway situated in this popular HP1 location close to excellent amenities, highly regarded schooling and Mainline Railway Station offering links to London Euston. The property has been updated by the current owners and offers further extension possibilities subject to the necessary planning consents. The accommodation comprises an entrance hall, guest WC, stairs to the first floor and the extended dual aspect living/dining room leading to the generous kitchen and utility room, arranged with wall and base units, coordinating work surfaces and space for white goods. To the first floor is a spacious landing with access to the loft and doors to three bedrooms, all of good size and the master with a range of built in wardrobes. Finishing the internal accommodation is the family bathroom, arranged with a white suite and chrome sanitary ware. Externally, the rear garden is a particular feature of the property being particularly generous in size, very well maintained and arranged with an extensive lawn, patio seating areas, mature plant and shrub features, fenced boundaries and the benefit of a large allotment area. The front of the property has a generous driveway offering extensive off street parking facilities. With benefits including gas central heating, double glazing and tasteful décor throughout, we highly recommend an internal viewing to truly appreciate this rarely available excellent family home.

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.

Extended three Bedroom Family Home

Generous Driveway

Extensive Gardens

Popular HP1 Side Road

Good Order Throughout

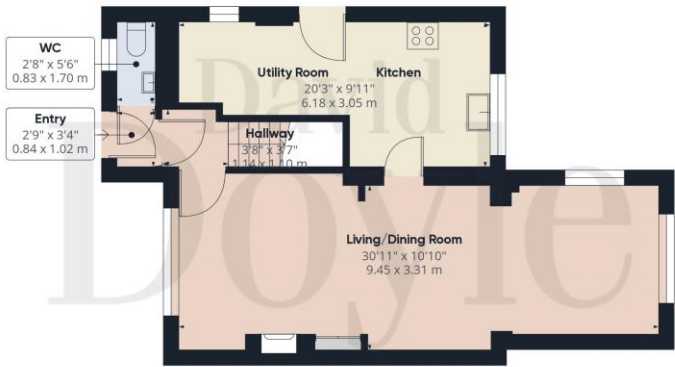
Close To Schools, Amenities & Station

Scope To Further Extend (STNPC)

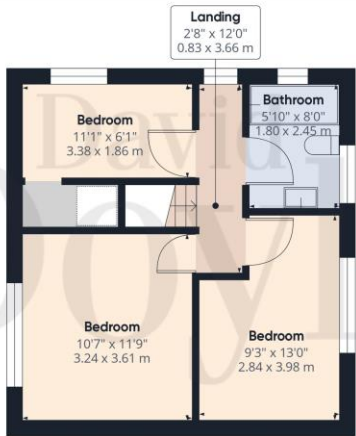
Viewing Advised

Council Tax Band D

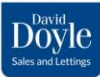
Tenure -Freehold



Ground Floor



Floor 1



Approximate total area[®]
952.8 ft²
88.52 m²

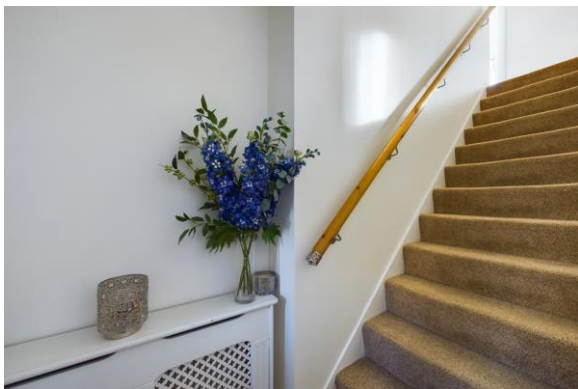
Excluding balconies and terraces

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 TO BOOK A VIEWING

9 Honeycross Road, Chaulden, Hemel Hempstead, Hertfordshire, HP1 2HZ

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?	1951
Council Tax Band	D
This year council tax charge	£2070
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	Fibre
What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	0
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

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.