

26 Hollybush Lane
Warners End
HP1 2PQ

Price £475,000 Freehold

David
Doyle
Sales and Lettings



Superbly presented three double bedroom, two bathroom family home located in this prime HP1 situation conveniently located for local shops, sought after schooling, amenities and travel links. The accommodation is spacious and versatile, arranged over three floors and comprising an entrance hall with stairs to the first floor and doors to a bright living room opening to a beautifully refitted kitchen/breakfast room arranged with a vast range of wall and base units, integrated appliances, coordinating work surfaces with a breakfast bar and leading to a very useful utility room with space and plumbing for white goods and further built in units. The first floor boasts a landing with doors to two double bedrooms, one of which with a walk in wardrobe and the family bathroom fitted in a white suite. Stairs from the landing lead to the second floor which offers the master bedroom suite of exceptional size with eaves storage, air conditioning, velux windows and a beautifully fitted ensuite shower room with a bespoke quartz topped vanity unit and a white suite. Externally, the rear garden is of excellent size and pleasantly arranged with patio and decked seating areas, a generous lawn with various sheds, fenced boundaries and gated side access. To the front of the property is a large brick blocked driveway providing off street parking for multiple vehicles. This rarely available bright and spacious family home is presented to the market in excellent condition and the versatile living space makes it perfect for a growing family. An appointment to view 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.

Three Double Bedroom Family Home

Generous Driveway

Close To JFK School & Excellent Choice Of Primary Schools

Arranged Over Three Floors

Refitted Kitchen/Breakfast Room

Generous Rear Garden

Excellent Amenities Close By

Master Bedroom Suite With Bespoke Shower Room

Viewing Advised

Council Tax Band D

Freehold



Approximate total area⁽¹⁾

1131.49 ft²
105.12 m²

Reduced headroom

23.4 ft²
2.17 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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 TO BOOK A VIEWING

26 Hollybush Lane, Hemel Hempstead, Hertfordshire, HP1 2PQ

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? 1970's

Council Tax Band C

This year council tax charge Not sure

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 Private/driveway

Please state any costs per annum for parking None

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? Yes

If yes please state what restrictions are in place. The council put a covenant on the house when I bought the land adjacent so I couldn't extend on it I think there is 7 or 8 years left

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

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