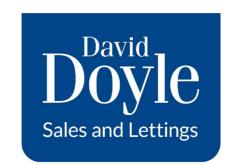
26 Hollybush Lane Warners End HP1 2PQ



Price £475,000 Freehold



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 rom 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 sside 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



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.

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
Tenure Freehold Is the property shared ownership No Are there any maintenance charges No
Is the property shared ownership No Are there any maintenance charges No
Are there any maintenance charges
- 100
Construction type Brick and Tile
Is your property supplied by mains electricity?
Is your property supplied by mains Gas? Yes
Is your property supplied by mains Yes
Is your heating gas to radiator Yes
How is your broadband supplied Cable
What parking facilities does your property have Private/driveway
Please state any costs per annum None for parking
Are you aware of any asbestos containing material in the property?
Are smoke alarms installed at the property? Yes

Is the property an apartment?	No
Is the property in a conservation are?	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

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 of ror 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.