

**13 Newlands Road, Warners  
End, Hemel Hempstead,  
Hertfordshire, HP1 2NH**

David  
**Doyle**  
Sales and Lettings

**Price £485,000** Freehold



This much loved 3 double bedroom family home is situated on this sought after road and is conveniently located for local shops, schools and amenities. The property offers spacious accommodation with the added benefit of scope to extended STNC. The ground floor is arranged with an open plan dual aspect lounge / dining room with a bay window to the front aspect and patio doors offering access to the rear garden. The ground floor is completed by a good sized kitchen breakfast room, a utility / side porch with a useful larder, a welcoming entrance hall with stairs leading to the first floor and a guest cloak room. The first floor features 3 double bedrooms all with fitted or built in wardrobes / cupboards, a recently refitted family bathroom that is fitted in white with chrome fittings and comprising a panelled bath with an electric shower over, fitted shower screen, low level WC and a pedestal wash hand basin. The landing benefits from a window to the rear aspect, an airing cupboard and a loft hatch offers access to the loft space. To the front of the property is a generous brick block driveway providing excellent off road parking facilities and a herbaceous border, hedge boundaries and gated side access to the rear garden. The rear garden is pleasantly private and arranged with a patio seating area otherwise mainly laid to lawn, two storage sheds, herbaceous borders and fenced boundaries. With the benefit of double glazing, gas heating to radiators and NO UPPER CHAIN viewing is a MUST.

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.

This 3 double bedroom family home is located in this sought after road

Convenient for local shops, schools and amenities

Dual aspect lounge / dining room

Kitchen breakfast room

Utility / side porch

Guest cloak room

First floor bathroom

Generous driveway. Pleasantly private rear garden

Scope to extended STNC

NO UPPER CHAIN


Council Tax Band D

Tenure -Freehold



Scan here for more details



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	51	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING

## 13 Newlands Road, Warners End, Hemel Hempstead, Hertfordshire, HP1 2NH

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?	1954
Council Tax Band	D
This year council tax charge	£2066 inc 25% reduction
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Rendered
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	no broadband currently connected
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?	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?	Yes
If yes please give details of the adaptations	Back step raised with hand rail. Grab handles hall and bathroom
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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