

2 Aspfield Row

Gadebridge

HP1 3HE

Price £450,000

David
Doyle
Sales and Lettings



A well presented 3 Bedroom family home situated in this sought after HP1 Cul de Sac situation conveniently located for local shops, schools and amenities. The ground floor is airy, spacious and arranged with a generous hallway offering lots of storage facilities, a spacious living room with an attractive feature fireplace leading to an attractive dining area with patio doors to the rear garden and opening to the spacious kitchen offering a vast range of wall and base units, integrated appliances, space and plumbing for white goods, a large larder cupboard and a personal door to the rear garden. The first floor boasts a landing with loft access, airing cupboard, 3 Bedrooms, all with built in storage and the family Bathroom. Externally the property has an attractive rear garden arranged with patio seating areas, steps leading to lawn with mature plant and shrub borders, fenced boundaries and a shed to the gardens end. To the front of the property is a further garden area with hedged borders and ample communal parking is close at hand. This property also benefits from double glazing and gas heating to radiators. **VIEWING COMES 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 Bedroom Family Home

Popular Gadebridge Cul de Sac Situation

Well Decorated Throughout

Open Plan Living

Ample Storage

Lovely Rear Garden

Communal parking Close At Hand

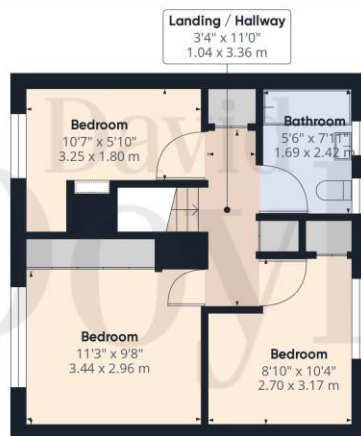
Viewing Advised

Council Tax Band C

Tenure -Freehold



Ground Floor



Floor 1



Approximate total area[®]
801.33 ft²
74.45 m²

Reduced headroom
2.86 ft²
0.27 m²

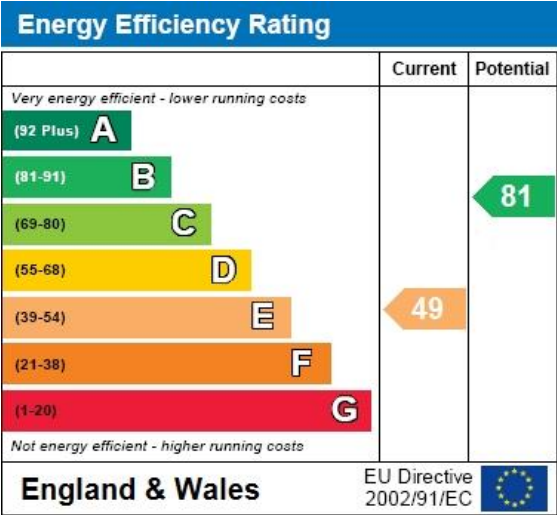
Excluding balconies and terraces

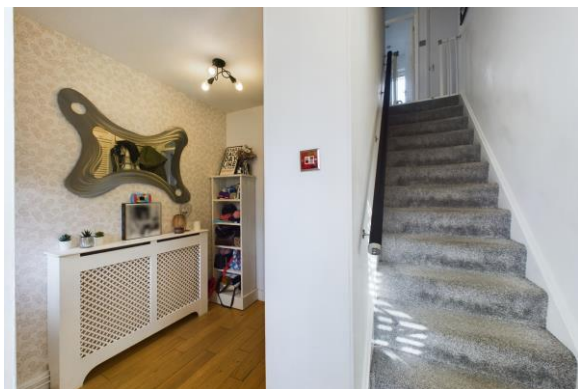
☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Scan here for more details





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

2 Aspfield Row, Gadebridge, Hemel Hempstead, Hertfordshire, HP1 3HE

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?	1950's
Council Tax Band	C
This year council tax charge	£1910
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	None
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

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