

**43 Lindlings, Hemel  
Hempstead, Hertfordshire,  
HP1 2HE**

David  
**Doyle**  
Sales and Lettings

**Guide Price £520,000** Freehold



This well presented 3 bedroom semi detached family home offer far reaching southerly facing views towards the countryside beyond and is located in this sought after road that is conveniently located for local shops, schools, amenities and Hemel Hempstead main line station with links to London Euston. This property also benefits from an approx. 30' in length garage, excellent off road parking facilities and scope to extend STNC.

The ground floor is arranged with a dual aspect lounge dining room that offer access to the rear garden via a pair of double glazed French doors. The kitchen has been refitted and offers a range of wall and floor mounted units, integrated appliances and a door that offers useful side access. The ground floor is completed by a guest cloak room and a welcoming entrance hall laid with real Oak flooring and with stairs leading to the first floor.

The first floor features 3 bedrooms and a luxuriously refitted shower room. The shower room is fitted in white with chrome fittings and comprises a walk in shower, a vanity unit with a wash hand basin and storage under, a low level WC, chrome heated towel rail and colour coordinated tile walls and flooring.

To the front of the property is a full width brick block driveway that offer access to the garage and excellent of road parking facilities, an electric charging point and gated side access to the rear garden. The southerly facing rear garden is arranged with a generous patio seating area, an area laid to lawn, a garden shed with power and lighting and fenced boundaries. The garage has had it`s roof professionally replace recently, has an up and over door, power and lighting, two windows and a personal door to the rear garden.

### VIEWING IS HIGHLY RECOMMENED

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.

Well presented 3 bedroom semi detached family home

Sought after location

Lounge dining room

Fitted kitchen

Guest cloak room

Refitted first floor shower room

Southerly facing rear garden

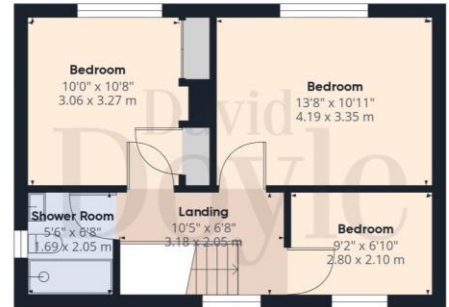
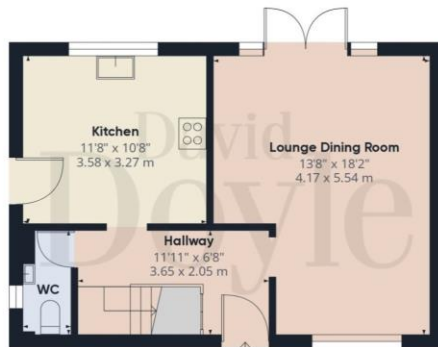
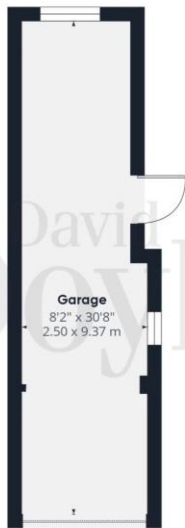
Garage

Driveway

A MUST VIEW

Council Tax Band D

Tenure -Freehold

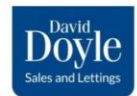


Approximate total area<sup>®</sup>

1123.2 ft<sup>2</sup>

104.35 m<sup>2</sup>

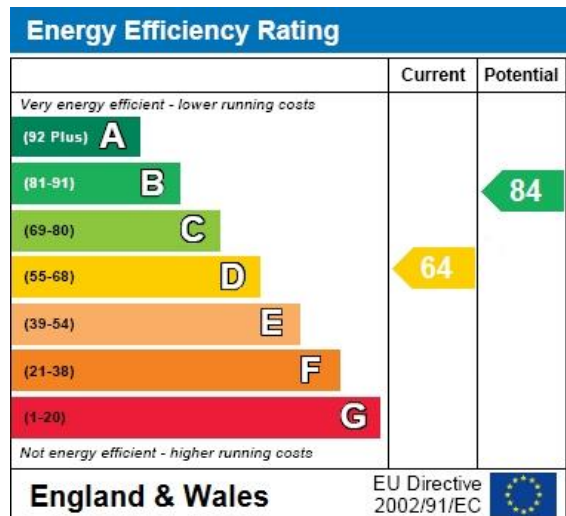
Excluding balconies and terraces



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

GIRAFFE360

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## 43 Lindlings, Hemel Hempstead, Hertfordshire, HP1 2HE

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?	1955
Council Tax Band	D
This year council tax charge	2066
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 Garage
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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