

**6 Manscroft Road, Hemel
Hempstead, Hertfordshire,
HP1 3HU**

David
Doyle
Sales and Lettings

Price £439,995 Freehold



This superbly presented 3 bedroom family home offers stylish accommodation while benefiting from off road parking and is conveniently located for local shops, schools and amenities. The ground floor is arranged with a living room with a log burning stove, an open plan kitchen dining room with patio doors that offer access to the rear garden and a welcoming entrance hall with stairs leading to the first floor. The kitchen is fitted with a range of matching wall and floor mounted units, it benefits from a range of integrated appliances and wood effect tiled flooring with underfloor heating. The first floor features 3 bedroom and a luxuriously fitted family bathroom. The primary bedroom has a range of fitted wardrobes to one wall and a further built in storage cupboard. The bathroom is fitted in white with chrome fittings and comprised a panelled bath with a digital Mira shower over with a fitted shower screen, a vanity unit with a wash hand basin and storage under, a low level WC, chrome heated towel rail, tile walls and flooring with the added benefit of underfloor heating. The landing has two storage cupboards and an airing cupboard. To the front of the property is a full width brick block driveway offering excellent off road parking facilities. The rear garden is landscaped with a good sized patio seating area, an area laid to lawn, two useful brick storage sheds with power and lighting, gated side access, fenced boundaries and a useful summer house with power and lighting at the gardens end. With double glazing and gas heating to radiators viewing 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.

Superbly presented 3 bedroom family home

Convenient for local amenities

Living room with a log burning stove

Open plan kitchen dining room

First floor family bathroom

Fitted wardrobes in the primary bedroom

Driveway

Rear garden

Summer house

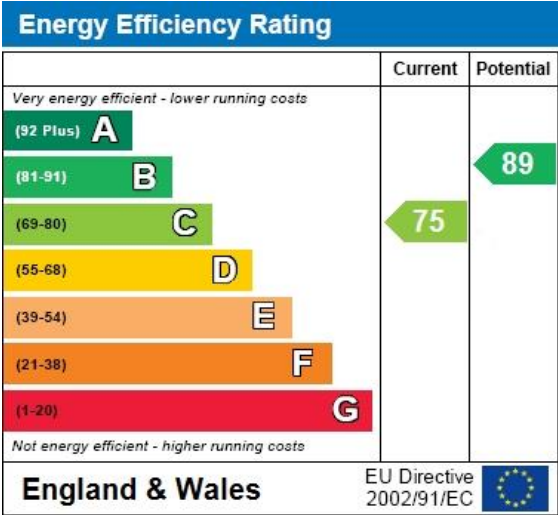
VIEWING IS A MUST

Council Tax C

Tenure -Freehold



Scan here for more details





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

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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?	1960
Council Tax Band	c
This year council tax charge	1836
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
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?	Yes
If yes please state what rights are in place?	The residents of number 8 have use of the side door to bring bins to the front of the house.
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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