

37 Honeycross Road
Chaulden
HP1 2JA

OIEO £400,000

David
Doyle
Sales and Lettings



A well proportioned three bedroom family home situated in this popular HP1 location close to excellent amenities, highly regarded schooling and Mainline Railway Station offering links to London Euston. The property has been well maintained and updated by the current owners and offers extension possibilities subject to the necessary planning consents. The accommodation comprises an entrance hall with stairs to the first floor, a useful utility room leading to the refitted kitchen arranged with wall and base units, coordinating work surfaces and space for appliances leading to the lovely bright dual aspect living/dining room with patio doors opening to the rear garden. To the first floor is a spacious landing with access to the loft and doors to three bedrooms, all of good size and the refitted four piece family bathroom. Externally, the property benefits from a lovely landscaped rear garden with a patio seating area, steps leading to a low maintenance artificial lawn, mature plants and fenced boundaries. The front of the property has a further garden area with brick blocked hard standing. With benefits including gas central heating, double glazing and tasteful décor throughout, we highly recommend an internal viewing to appreciate this excellent family home.

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 HP1 Side Road

Close To Schools & Amenities

Well Decorated Throughout

Landscaped Gardens

Hard Standing to Front

Scope To Extend (STNPC)

Recently Refitted Bathroom

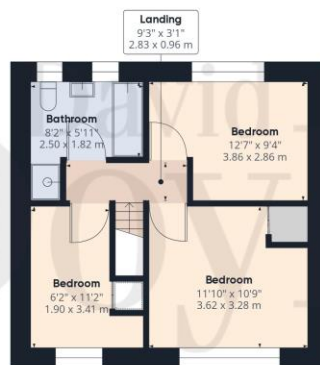
Viewing Recommended

Council Tax Band C

Freehold



Ground Floor



Floor 1



Approximate total area⁽¹⁾

832.57 ft²
77.35 m²

Reduced headroom

6.13 ft²
0.57 m²

(1) 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.

GIRAFFE360

Scan here for more details



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





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

37 Honeycross Road, Hemel Hempstead, Hertfordshire, HP1 2JA

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
Council Tax Band	c
This year council tax charge	£1850
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?	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

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