

**9 Cuttsfield Terrace**

**Chaulden**

**HP1 2AP**

David  
**Doyle**  
Sales and Lettings

**Offers Over £425,000** Freehold



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 extended and updated by the current owners and offers further extension possibilities subject to the necessary planning consents. The accommodation comprises a generous entrance hall, stairs to the first floor, a lovely bright dual aspect living/dining room leading to the generous kitchen and utility room, arranged with wall and base units, coordinating work surfaces and space for white goods. 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 large covered seating area with decked flooring, power and plumbing leading to the generous lawned area, a further decked area, fenced boundaries, mature plants and shrubs and fenced boundaries. The front of the property has a further garden area overlooking an attractive green and offers potential to create parking subject to the necessary consents. 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.

Extended Three Bedroom Family Home

Sought After HP1 Situation

Recently Fitted Solar Panels With Battery (Approx 6 months Ago)

Scope To Extend Further (STNPC)

High Quality `Hansgrohe` Bathroom Fittings And Mirror with Bluetooth Speakers

Potential To Create Ground Floor WC/Shower Room

Generous Rear Garden With Covered Seating Area

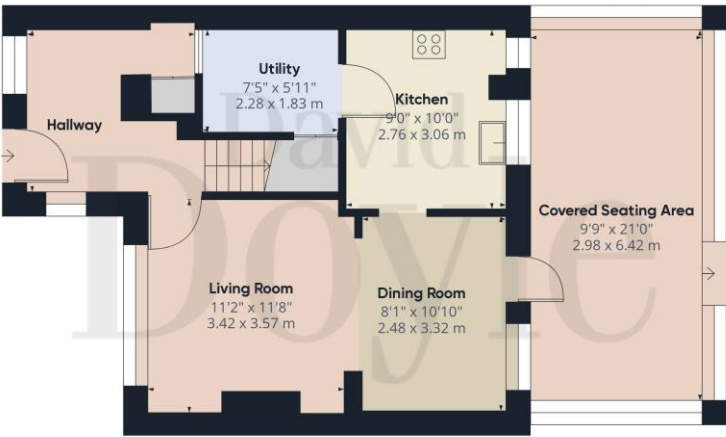
Potential To Create Parking

Overlooking An Attractive Green

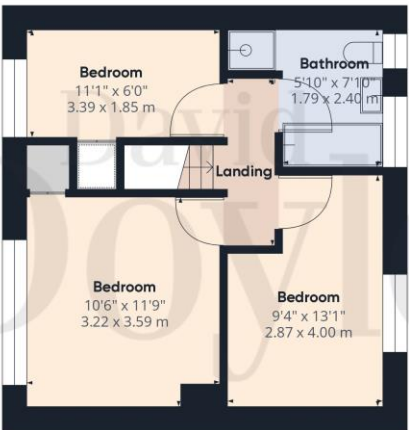
Viewing Advised

Council Tax Band C

Tenure -Freehold



Ground Floor



Floor 1



Approximate total area<sup>®</sup>

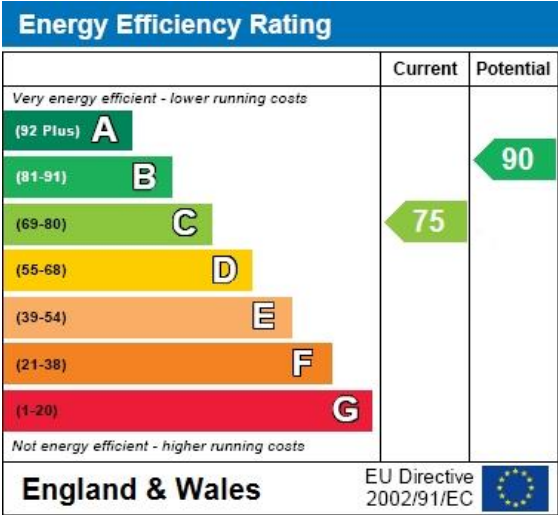
1095.44 ft<sup>2</sup>  
101.77 m<sup>2</sup>

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

Scan here for more details







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

## 9 Cuttsfield Terrace, Chaulden, Hemel Hempstead, HP1 2AP

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	1900
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

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.