

67 Dowling Court  
Hemel Hempstead  
HP3 9NF

Price £450,000 Freehold

David  
**Doyle**  
Sales and Lettings



Immaculate 2 double bedroom semi detached house with useable loft space, attractive private garden and off street parking constructed in approximately 2008 by the current owner. The property offers larger than average accommodation comprising .a spacious living room, generous fitted kitchen/dining room and a guest cloakroom to the ground floor, all of which are accessed via extra wide doors for wheelchair access if needed. To the first floor are 2 excellent double bedrooms, the master with an ensuite shower room, a large family bathroom and a spacious landing with access to the useable loft space housing the water tank, wall mounted boiler and with velux window. Externally, the rear garden is beautifully landscaped and arranged with a patio seating area leading to a low maintenance lawn and attractive plant and shrub borders. To the front of the property is a driveway offering off street parking facilities. If you are looking for a home offered in excellent order and close to local amenities, please call to arrange an internal viewing.NO UPPER CHAIN

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.

# Two Double Bedroom Semi Detached With Useable Loft Space

Off Street Parking

Landscaped Rear Garden

Close To Schools & Amenities

Constructed In 2008

En Suite To Master

Generous Kitchen/Dining Room

NO UPPER CHAIN

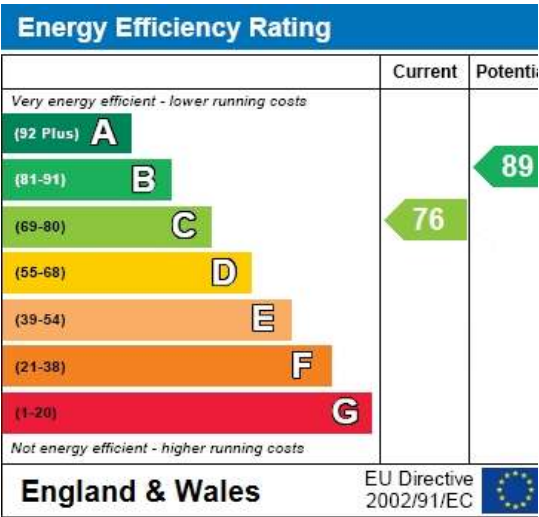
Viewing Highly Recommended

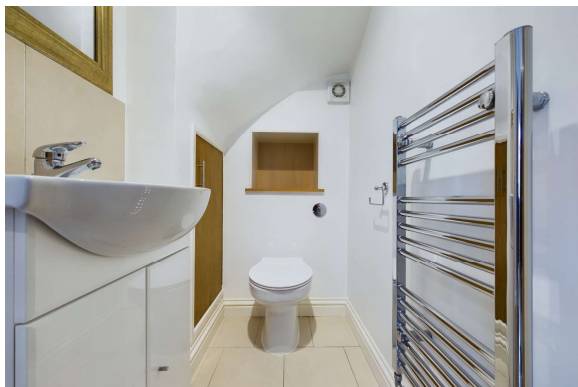
Council Tax Band C

Tenure -Freehold



Scan here for more details





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



## 67 Dowling Court, Hemel Hempstead, Hertfordshire, HP3 9NF

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?	2010
Council Tax Band	C
This year council tax charge	£1925.37
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Timber frame
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	None connected
What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	None
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.