

**214 Fennycroft Road, Hemel
Hempstead, Hertfordshire,
HP1 3NP**

**David
Doyle**
Sales and Lettings

Offers Over £415,000 Freehold



This fully refurbished 3 bedroom family home offers well presented and spacious accommodation while being conveniently located for local shops, schools, amenities and offers views of the adjacent to open farm land. The ground floor features a generous living room, an open plan kitchen dining room, a useful play room / study area with magnetic wall, a guest cloak room and a useful porch. The kitchen has been recently refitted to a high standard and comprises a range of handleless wall and floor mounted units, colour coordinated work surfaces and a range of integrated appliances. The first floor offers 3 good sized bedroom and a recently refitted family bathroom. The property has both front and rear gardens, the rear garden is pleasantly private and landscaped with a patio seating area for outside entertaining, fenced boundaries, two brick built storage shed and an area laid to lawn. The refurbishment includes updated plumbing, electrics, a replaced roof, fascias, soffits and guttering. The property also benefits from LVT flooring and replace double glazed windows and front door. Viewing is a MUST.

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.

Fully refurbished 3 bedroom family home

Convenient for local shops, schools and amenities

Living room. Refitted kitchen dining room

Play room / Study

Downstairs cloak room

Refitted first floor family bathroom

Front and rear garden

Enjoys views over adjacent open farm land

Replacement roof, fascias, soffits and guttering

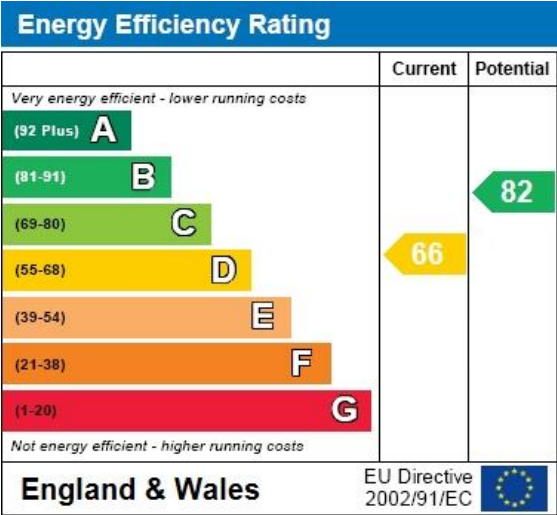
Viewing is a MUST

Council Tax Band 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	£1925
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.