

**4 Thames Avenue, Hemel
Hempstead, Hertfordshire,
HP2 6EE**

David
Doyle
Sales and Lettings

Price £350,000 Freehold



This beautifully presented 3 bedroom family home with open plan living offers spacious and well arranged accommodating while being conveniently located for local shops, schools and amenities. The ground floor is arranged with a living room, an impressive open plan kitchen dining family room, utility / study, a useful guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The kitchen has been recently refitted with a range of matching shaker style wall and floor mounted units, square edge work surfaces and an island units with a breakfast bar area for informal dining. The first floor boasts 3 good sized bedroom and a refitted family bathroom. With both front and rear gardens, the rear garden is arranged with low maintenance in mind with decked seating areas, an area laid with artificial lawn, a covered BBQ area, a brick built storage shed and secure gated rear access. 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.

Beautifully presented 3 bedroom family home

Conveniently located for local amenities

Impressive open plan kitchen dining family room

Living room

Utility / Study

Guest cloak room

First floor family bathroom

Low maintenance rear garden with storage

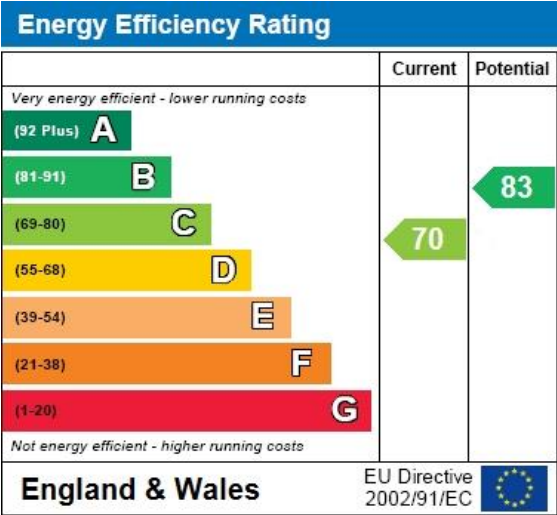
Viewing is a MUST

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?	1970
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Council Tax Band	C
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This year council tax charge	1836.18
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Tenure	Freehold
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Is the property shared ownership	No
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Are there any maintenance charges for the road	No
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Construction type	Brick and Tile
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Is your property supplied by mains electricity?	Yes
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Is your property supplied by mains Gas?	Yes
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Is your property supplied by mains drainage?	Yes
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Is your heating gas to radiator heating?	Yes
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How is your broadband supplied	Cable
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What parking facilities does your property have	None
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Please state any costs per annum for parking	0
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Are you aware of any asbestos containing material in the property?	No
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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

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