

45 Astley Road, Hemel
Hempstead, Hertfordshire,
HP1 1HU

David
Doyle
Sales and Lettings

Price £345,000 Freehold



This beautifully presented 2 bedroom end of terrace character cottage is conveniently located for local shops, schools and amenities. The ground floor comprises an open plan lounge dining room, a fitted kitchen and a useful porch. The first floor features 2 bedrooms and a good sized family bathroom. The southerly facing rear garden is pleasantly private and arranged with a patio seating area for outside entertaining, an area laid to lawn, herbaceous borders, fenced boundaries, garden shed and gated rear access. The property has been redecorated, had new carpets laid and a replacement gas boiler fitted. With NO UPPER CHAIN, 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.

Beautifully presented 2 bedroom end of terrace cottage

Convenient for local shops, schools and amenities

Open plan lounge dining room

Fitted kitchen

First floor bathroom

Pleasantly private southerly facing rear garden

Redecorated

New carpets

Replaced gas boiler

NO UPPER CHAIN

Council Tax Band C

Tenure -Freehold



Scan here for more details





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

45 Astley Road, Hemel Hempstead, Hertfordshire, HP1 1HU

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? 1930

Council Tax Band C

This year council tax charge £1,800

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 None connected

What parking facilities does your property have Permit Parking

Please state any costs per annum for parking £50

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.