

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



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**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto: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

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