

**1 Huntsmill Road, Hemel
Hempstead, Hertfordshire,
HP1 2HD**

David
Doyle
Sales and Lettings

Price £515,000 Freehold



This spacious 4 bedroom 2 bathroom family home is situated in this sought after location that is conveniently located for local shops, schools and amenities. The property offers thoughtfully arranged accommodation with the ground floor offering a good sized living room with a pair of French doors that open on to the rear garden, a kitchen dining room fitted that features a log burning stove and a pair of French doors that again open on to the rear garden, a useful utility room, study, guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The first floor boasts 4 bedroom and a family bathroom, while the master bedroom also benefits from an ensuite shower room. With both front and rear gardens, the rear garden is pleasantly private and landscaped with a patio seating area, hedge and fenced boundaries and an area laid to lawn. With the benefit of NO UPPER CHAIN viewing is a MUST.

Being located in close proximity of 'Boxmoor Village` this property is within easy reach of its range of shopping facilities and amenities, including the Village Hall and Playhouse, restaurants, public houses and Leisure Centre. The Moor is a beautiful open space with a cricket pitch and the Grand Union Canal and River Bulbourne running through it. The mainline railway station offer an excellent service to London Euston (26 mins).

Spacious 4 bedroom family home in this sought after location

Ensuite to the master bedroom

Good sized lounge

Kitchen dining room

Utility Room

Study

Guest cloak room

Family bathroom

Gardens

VIEWING IS A MUST

Council Tax Band D

Tenure -Freehold



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1288.67 ft²
119.72 m²

Reduced headroom
8.03 ft²
0.75 m²

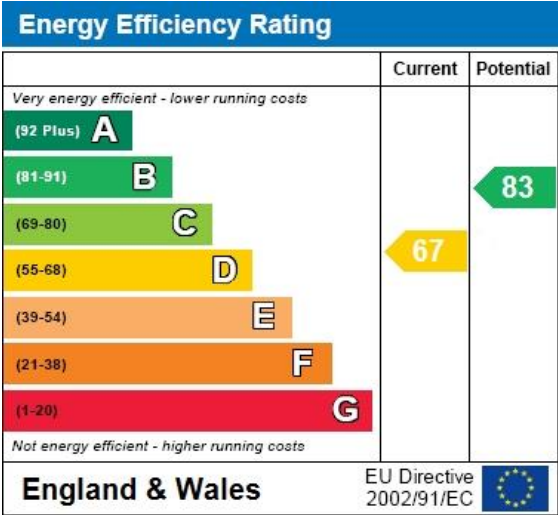
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Scan here for more details





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

1 Huntsmill Road, Hemel Hempstead, Hertfordshire, HP1 2HD

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	D
This year council tax charge	2000
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	Cable
What parking facilities does your property have	Street
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

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