

**10 Six Acres, Hemel  
Hempstead, Hertfordshire,  
HP3 8HY**

David  
**Doyle**  
Sales and Lettings

**OIEO £450,000** Freehold



This spacious and well presented 3 bedroom end of terrace family home is conveniently located for local shops, schools and amenities. The ground floor is arranged with a good size living room, a separate dining room, a kitchen breakfast room, downstairs shower room and a welcoming entrance hall with stairs leading to the first floor. The kitchen is fitted with shaker style wall and floor mounted units comprising of both cupboards and drawers and colour coordinated work surfaces, The downstairs shower room benefits from a walk in shower with a fitted shower screen, a vanity unit with a wash hand basin, storage under and a low level WC with a concealed cistern.

The first floor features 3 bedrooms and a family bathroom that is fitted in white with chrome fittings and comprises a panelled spa bath, a vanity unit with a wash hand basin, storage under and a low level WC with a concealed cistern. The rear garden is pleasantly private and arranged with patio seating areas for outside entertaining, a generous area laid to lawn, gated side access, a brick store and a useful garden shed. With the benefit of double glazing and gas heating to radiators viewing is highly recommended to fully appreciate the quality of this property. NO UPPER CHAIN.

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.

Spacious and well presented 3 bedroom end of terrace family home

Conveniently located for local shops, schools and amenities

Living room. Dining room

Kitchen breakfast room

Downstairs shower room

First floor bathroom

Pleasantly private rear garden

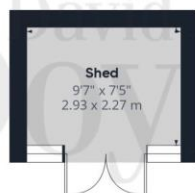
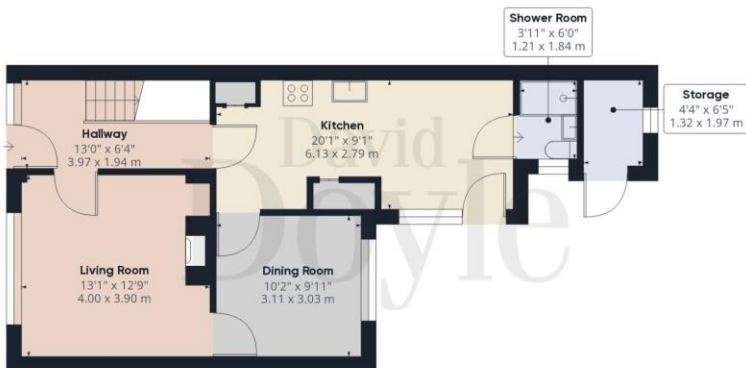
Double glazing

Gas heating to radiators

Viewing is a MUST. NO UPPER CHAIN

Council Tax Band C

Freehold



Approximate total area<sup>(1)</sup>

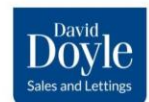
1076.21 ft<sup>2</sup>

99.98 m<sup>2</sup>

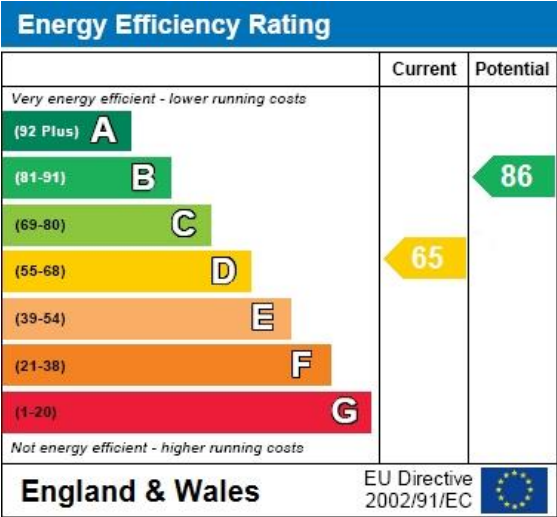
(1) Excluding balconies and terraces

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



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CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING

## 10 Six Acres, Hemel Hempstead, Hertfordshire, HP3 8HY

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?	1950
Council Tax Band	C
This year council tax charge	1,925.37
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	Pavement
Please state any costs per annum for parking	N/A
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.