

**56 Burgundy Drive, Hemel  
Hempstead, Hertfordshire,  
HP2 7DB**

**David  
Doyle**  
Sales and Lettings

**Price £515,000** Freehold



Located on this popular modern development is this beautifully presented 3 bedroom family home that offers spacious and flexible accommodation while offering convenient access to local shops, amenities and schooling while both St Albans and Harpenden are close at hand. The ground floor is arranged with two reception rooms, a dual aspect living room with a pair of French doors that offer access to the rear garden, a formal dining room that could be used as a play room or an additional sitting room and a good sized kitchen. The kitchen is fitted with a range of matching wall and floor mounted units, colour coordinated work surfaces and a range of integrated appliances. The ground floor is completed by a useful guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The first floor features 3 good sized bedrooms and a family bathroom, the master bedroom also benefits from an ensuite shower room. The rear garden is pleasantly private and landscaped with a patio seating area for outside entertaining, an area laid to lawn, fenced boundaries and gated side access. The property also benefits from a driveway that offers off road parking and a garage with eaves storage, power and lighting and a personal door to the rear garden. Viewing is highly recommended to fully appreciate what this property has to offer.

This property is situated close to the Nicky Line cycle and walking route a wooded copse with its peaceful bridleway, Cupid Green Park with its Adventure Playground, Tennis Courts, Netball Courts and 3G floodlit sports pitch are all nearby.

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 semi detached family home with garage and driveway

Located on this popular modern development close to local amenities

Dual aspect living room with French doors offering access to the rear garden

Separate dining room

Fitted kitchen

Guest cloak room

Master bedroom with an ensuite shower room

First floor family bathroom

Pleasantly private rear garden

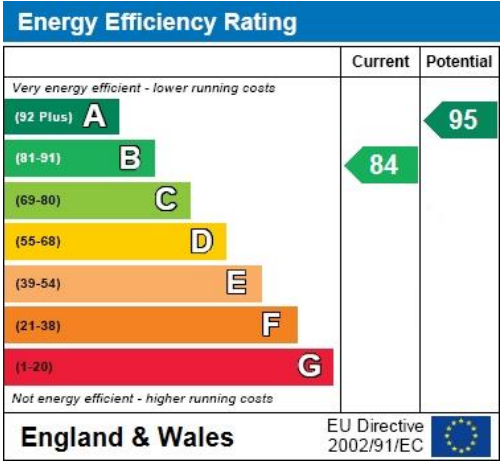
Viewing is a MUST

Council Tax Band E

Tenure -Freehold



Scan here for more details





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



## 56 Burgundy Drive, Hemel Hempstead, Hertfordshire, HP2 7DB

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? 2017

Council Tax Band E

This year council tax charge 2647.38

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road Yes

Please confirm amount, frequency and details of the management company £500 per annum to RMG Living

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 Fibre

What parking facilities does your property have Private/driveway  
Garage

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?

Yes

If yes please give details and links to planning portal.

New build site nearby

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