

**54 Hales Park
Hemel Hempstead
HP2 4RH**

Price £340,000 Freehold

David
Doyle
Sales and Lettings



Exceptional two bedroom freehold property with a garden and allocated parking conveniently located for Maylands Avenue and with great access to amenities and Motorway links. The accommodation comprises a generous open plan living room opening to the recently refitted kitchen with a range of wall and base units, coordinating work surfaces, an integrated oven and hob and space and plumbing for white goods. Stairs from the living room lead to the first floor, arranged with a landing offering access to the loft and doors to the master bedroom which is of good size, a second bedroom and the refitted family bathroom arranged with a white suite and part tiled walls. Externally, the property benefits from a private rear garden arranged with a lawn, patio seating area, fenced boundaries and gated rear access. To the front of the property are allocated and visitors parking spaces. Having been extensively updated by the current owners and is offered in excellent order throughout, an internal viewing is much advised to appreciate this lovely home.

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.

Two Bedroom Freehold House

Allocated Parking

Extensively Updated By The Current Owners

Landscaped Garden

New Kitchen & Bathroom

New Flooring Throughout

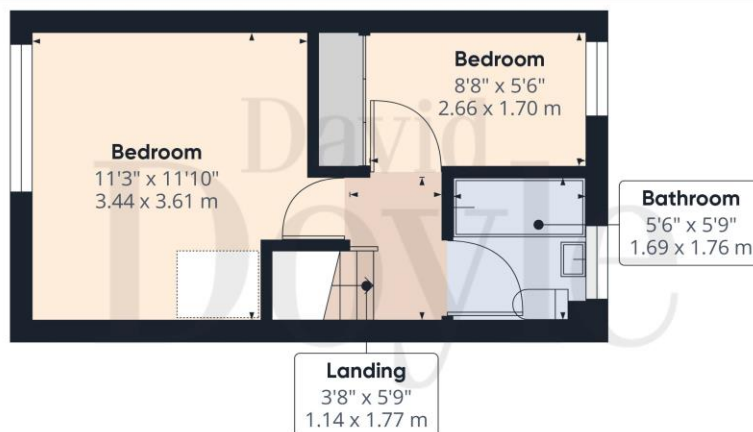
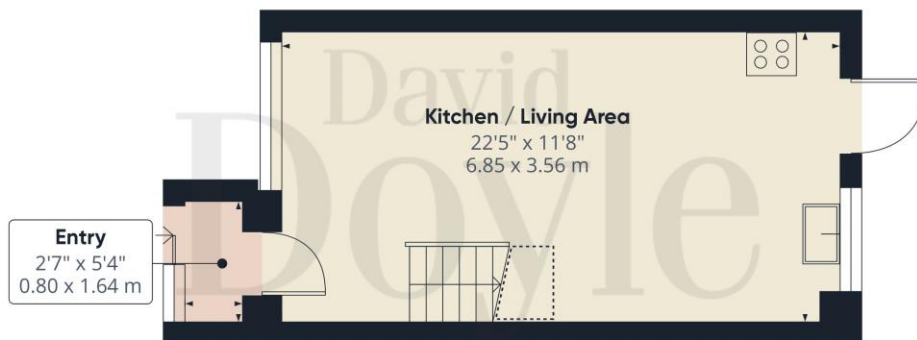
Close To Excellent Amenities

Tastefully Decorated Throughout

Viewing Advised

Gas To Property & New Boiler

Freehold



Approximate total area

513.76 ft²
47.73 m²

Reduced headroom

14.7 ft²
1.37 m²

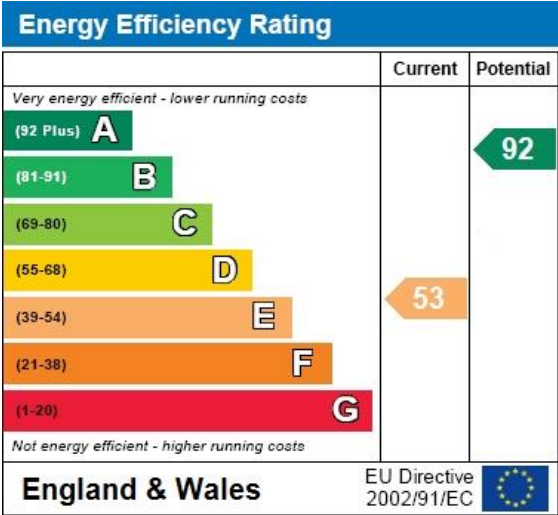
(1) Excluding balconies and terraces

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

54 Hales Park, Hemel Hempstead, Hertfordshire, HP2 4RH

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?	1990
Council Tax Band	C
This year council tax charge	1925.37
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	Allocated Parking
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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