

207 St Agnells Lane  
Hemel Hempstead  
HP2 6EG

Price £350,000 Freehold

David  
**Doyle**  
Sales and Lettings



A well proportioned and tastefully decorated three bedroom end of terrace family home located in this popular situation close to highly regarded schooling and excellent local amenities. The ground floor accommodation comprises a hallway offering a storage cupboard and doors to a guest cloakroom, a bright and spacious dual aspect living/dining room and a fitted kitchen with a range of wall and base units, coordinating work surfaces and space and plumbing for white goods behind matching door fronts. Accessed from the kitchen is the delightful sun room enjoying lovely views of the rear garden. The First floor boasts a spacious landing with a storage cupboard and loft access, three good sized bedrooms and the family bathroom. Externally, the property has a lovely rear garden arranged with a patio seating area, mature plants and shrubs leading to a lawned area with fenced boundaries, a shed and rear access to the communal parking area. The front of the property has an attractive lawned frontage with hedged borders. An internal viewing is highly recommended to appreciate this lovely family 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.

# Three Bedroom End Of Terrace Family Home

Parking To Rear

Well Maintained By The Current Owner

Lovely Sun Room & Gardens

Close To Amenities & Travel Links

Scope To Update

Dual Aspect Living Room

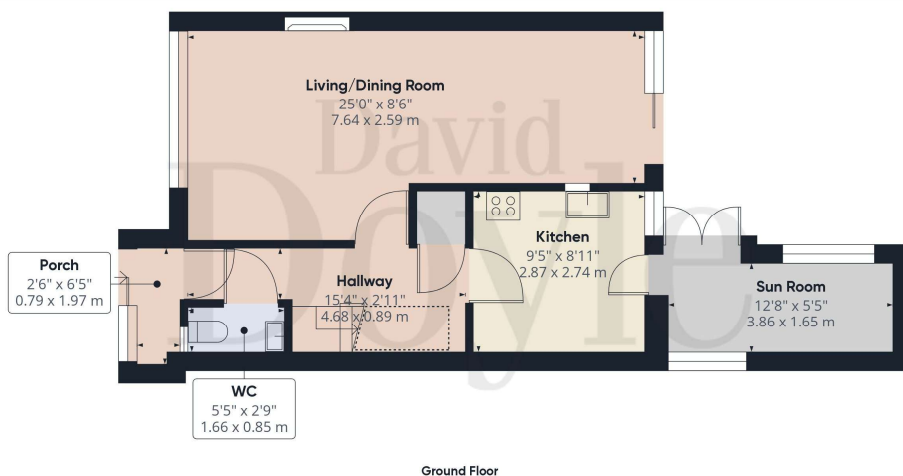
Ground Floor WC And First Floor Bathroom With Corner Bath

Refitted Kitchen

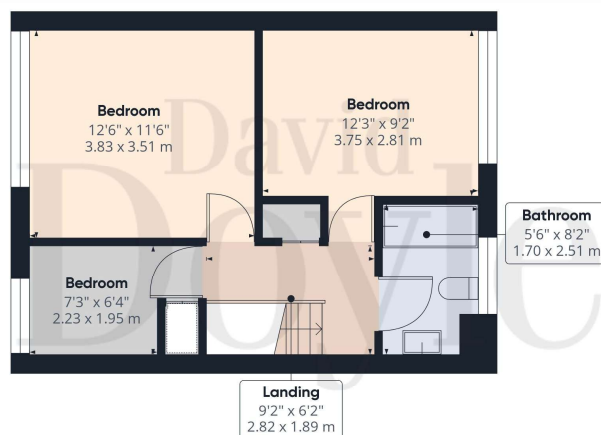
Viewing Advised

Council Tax Band C

Tenure -Freehold



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
935.97 ft<sup>2</sup>  
86.95 m<sup>2</sup>

**Reduced headroom**  
13.54 ft<sup>2</sup>  
1.26 m<sup>2</sup>

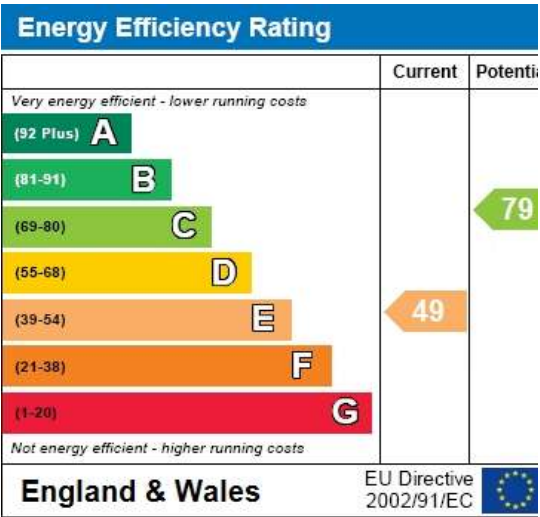
(1) Excluding balconies and terraces

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](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## 207 St Agnells Lane, Hemel Hempstead, Hertfordshire, HP2 6EG

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?	1971
Council Tax Band	C
This year council tax charge	Discounted due to age
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?	Electric
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Electric
How is your broadband supplied	None connected
What parking facilities does your property have	Parking at the back
Please state any costs per annum for parking	None
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.