

17 Glamis Close, Woodhall
Farm, Hemel Hempstead,
Hertfordshire, HP2 7QB

David
Doyle
Sales and Lettings

Price £495,000 Freehold



This extended and well presented 3 bedroom end of terrace family home with open plan living, ensuite to the master bedroom, garage, extensive parking and a garden office is situated in a cul de sac that is convenient for local shops, schools and amenities while both St Albans and Harpenden are close at hand.

The ground floor is arranged with a generous living room that offers access to the conservatory and opens on to the impressive open plan kitchen dining room. The conservatory is also of a good size and offers access out to the pleasantly private rear garden. The ground floor is completed by a welcoming entrance hall with built in storage cupboards.

The first floor continues to impress with 3 bedrooms and a family bathroom, the master bedroom also benefits from an ensuite shower room.

The area to the front and side of the property is laid with brick block paving and to the side is a driveway that leads to further parking behind an electric roller shutter and a garage.

The rear garden is pleasantly private and arranged with low maintenance in mind with a brick block patio seating area for outside entertaining and an area laid with artificial grass. Within the rear garden is a useful garden office that also has a personal door to the garage.

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

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.

Extended and well presented 3 bedroom end of terrace family home with open plan living

Master bedroom with an ensuite shower room

Extensive off road parking and a garage

Pleasantly private rear garden and a garden office

Living room. Kitchen dining room

Conservatory

First floor family bathroom

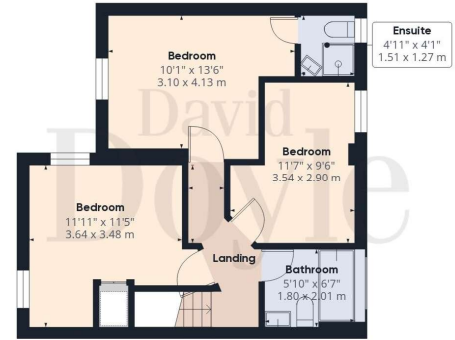
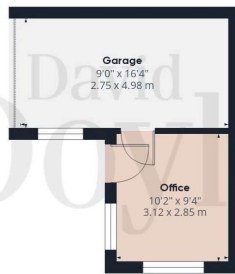
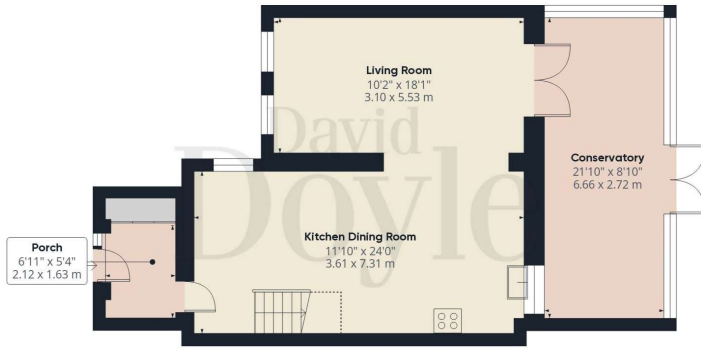
Convenient for local amenities

Viewing is highly recommended

Call NOW to arrange a viewing

Council Tax Band C

Tenure -Freehold



Approximate total area⁽¹⁾

1433.21 ft²
133.15 m²

Reduced headroom

11.82 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

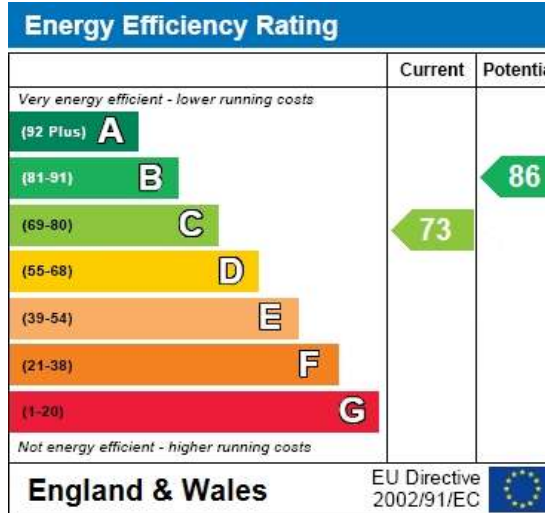


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Scan here for more details





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

17 Glamis Close, Woodhall Farm, Hemel Hempstead, Hertfordshire, HP2 7QB

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? | 1975 |
| Council Tax Band | Band C |
| This year council tax charge | 2018.69 |
| 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 | Fibre to the property FTTP |
| Do you have a telephone connection? | Unknown |
| 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? 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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