

36 Larchwood Road  
Adeyfield  
HP2 5NB

David  
**Doyle**  
Sales and Lettings

Offers in Excess of £370,000 Freehold



A well presented three bedroom family home situated in this popular residential position conveniently located for excellent amenities, highly regarded schooling and travel links. The accommodation comprises a generous entrance hall with stairs to the first floor and a door to the bright living room leading to the kitchen/breakfast room with an extensive range of wall and base units, integrated appliances, coordinating work surfaces, a breakfast bar and distinct dining area with sliding patio doors opening to the rear garden. Accessed from both the kitchen and hallway is the very useful utility room providing excellent storage and space and plumbing for free standing appliances. To the first floor is a landing with loft access and doors to three bedrooms, all of good size and the four piece family bathroom, arranged with a white suite and chrome fittings.

Externally, the rear garden is of good size and attractively arranged with a patio seating area leading to lawn with mature colourful plants and shrubs, a pond, shed and fenced boundaries. The front of the property is arranged with a paved garden area and walled boundaries with plenty of communal parking close at hand. Offered to the market in good order throughout and with benefits including gas central heating, double glazing and solar panels, an internal viewing is highly recommended. \*NB The Current Owner Currently Rents A Garage With Parking To The Front Immediately Opposite The Property\*

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 Family Home

Popular Adeyfield Location

Close To Amenities & Travel Links

Attractive Mature Rear Garden

Kitchen/Breakfast Room With Patio Doors

Separate Utility Room

Four Piece First Floor Bathroom

Replacement Double Glazing

SOLAR PANELS & Battery Generating £50 PCM

Potential To Rent Garage

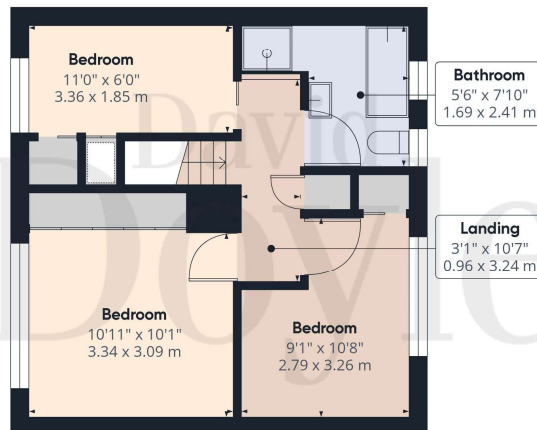
Council Tax Band C

Freehold

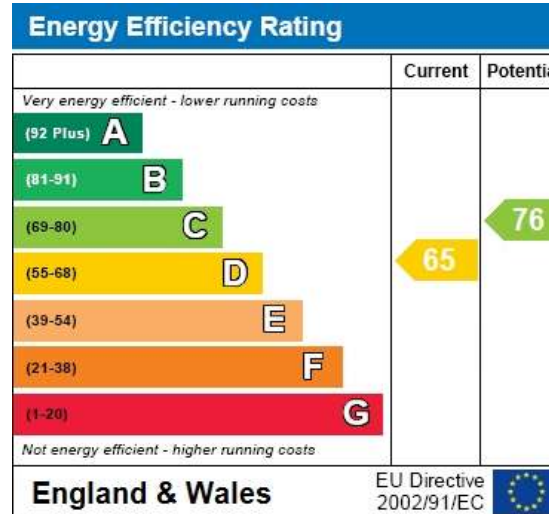


**Approximate total area<sup>(1)</sup>**  
818.38 ft<sup>2</sup>  
76.03 m<sup>2</sup>

GIRAFFE360



**Floor 1**







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

## 36 Larchwood Road, Hemel Hempstead, Hertfordshire, HP2 5NB

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? 1953

Council Tax Band C

This year council tax charge 1937

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 cabinet FTTC

Do you have a telephone connection? Landline

What parking facilities does your property have Council garage rented directly opposite property

Please state any costs per annum for parking £800

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
---	----