36 Larchwood Road

David

Sales and Lettings

Adeyfield

HP2 5NB

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 patooio 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 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.

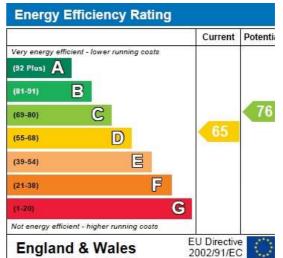
Three Bedroom Family Home Popular Adeyfield Location Close To Amenities & Travel Links Attractive Mature Rear Garden Kitchen/Breakfast Room With Patio Doors Separate Utility Room Four Piece First Floor Bathroom Replacement Double Glazing SOLAR PANELS & Battery Generating £50 PCM Potential To Rent Garage Council Tax Band C

Freehold



Scan here for more details















CALL 01442 248671 OR EMAIL 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 are?	No
Is the property listed?	No
Are there any restrictive covenants?	No
Are there any rights of way or easements?	No
Is your property is 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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