

7 Glamis Close, Hemel
Hempstead, Hertfordshire,
HP2 7QB

David
Doyle
Sales and Lettings

Price £425,000 Freehold



Located in this sought after cul de sac is this well presented 3 bedroom family home with a workshop, driveway and garage, the property also benefits from being conveniently located for local shops, amenities and sought after schooling while both St Albans and Harpenden are close at hand.

The ground floor is arranged with a generous open plan lounge dining room with a pair of French doors that offer access to the rear garden, a fitted kitchen and a useful porch area. The kitchen is fitted with a range of shaker style wall and floor mounted units, colour coordinated work surfaces and part tiled walls.

The first floor features 3 bedrooms and a family bathroom. The bathroom is fitted in white with chrome fittings and comprises a panelled bath with an Aqualisa digital shower over, a fitted shower screen, pedestal wash hand basin, low level WC and a chrome heated towel rail.

To the front of the property is a full width brick block driveway that offers excellent off road parking, while the garage is located to the rear of the property. The rear garden is pleasantly private and arranged with a patio seating area for outside entertaining, an area laid to lawn, feature herbaceous borders, a useful workshop with power and lighting, garden shed and gated rear access.

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.

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.

Well presented 3 bedroom family home in a sought after cul de sac

Conveniently located for local shops, sought after schooling and local amenities

Open plan lounge dining room

Fitted kitchen

First floor family bathroom

Pleasantly private rear garden

Workshop

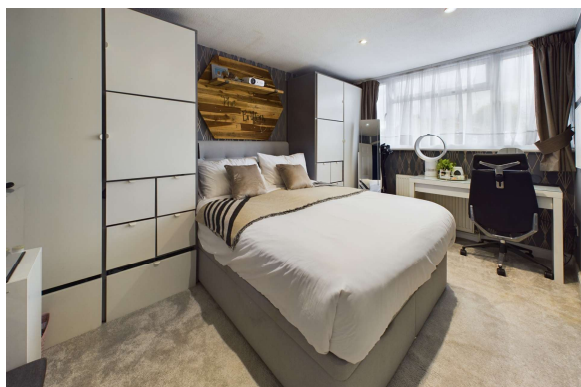
Garage

Driveway

Viewing is a MUST

Council Tax Band C

Tenure -Freehold



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

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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?	1974
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	Fibre
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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