

**97 Bury Road, Hemel
Hempstead, Hertfordshire,
HP1 1HW**

David
Doyle
Sales and Lettings

OIEO £425,000 Freehold



A spacious and very well presented three bedroom family home with a garage and driveway situated in this desirable cul de sac close to excellent amenities, travel links and highly regarded schooling. The accommodation is well planned to comprise a generous open plan living/dining room leading to the attractive fitted kitchen arranged with wall and base units, integrated appliances and coordinating work surfaces, a conservatory enjoying views of the rear garden and a guest wc to the ground floor. To the first floor is arranged with a spacious landing with loft access and doors to three bedroom, the master with fitted wardrobes and finishing the accommodation is the refitted family bathroom, arranged with a contemporary white suite and chrome fittings. Externally, the garden is of good size, pleasantly private and arranged with a patio area, steps down to lawn with fenced boundaries and gated side access leading to the garage which is immediately next to the property. The front of the property has a further lawned garden area with space to park a vehicle. The property has been updated and well maintained by the current owners and is offered in good order throughout. An internal viewing comes highly recommended.

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

Garage

Close To the `Old Town`, Gadebridge Park & Excellent Amenities

Tucked Away Cul De Sac Situation

Extensively Updated By Current Owners

Generous Fitted Kitchen

Conservatory

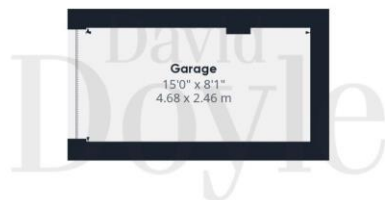
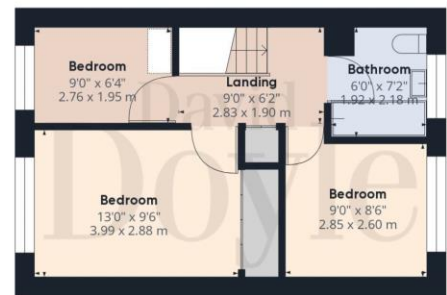
Refitted Bathroom

Tasteful Decor

Viewing Highly Recommended

Council Tax Band D

Freehold



Approximate total area⁽¹⁾

985.54 ft²

91.56 m²

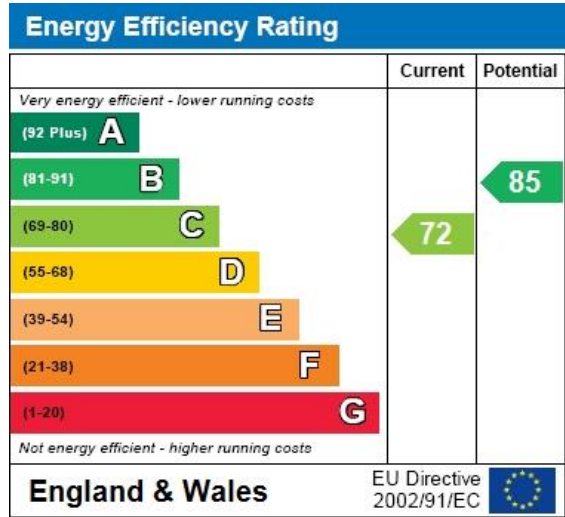
(1) Excluding balconies and terraces



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 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? 1979

Council Tax Band D

This year council tax charge 2166

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 'ultrafast broadband'

What parking facilities does your property have
Private/driveway
Garage
Permit Parking

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

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.