

**3 York Way, Hemel
Hempstead, Hertfordshire,
HP2 4JT**

David
Doyle
Sales and Lettings

Guide Price £524,000 Freehold



Situated in this pleasantly private position within this sought after no through road modern development is this extended 3 bedroom semi detached family home with an ensuite shower room to the master bedroom, garage and driveway. The property offers spacious and contemporary open plan living and viewing is highly recommended.

The ground floor is arranged with an impressive living room with a roof lantern and enjoys views over and access out to the rear garden. The kitchen dining family room offers contemporary open plan living, the kitchen has been refitted with a range of shaker style wall and floor mounted units, colour coordinated work surfaces and a matching breakfast bar area for informal dining. The ground floor is completed by a useful guest cloak room.

The first floor boasts 3 double bedrooms and a family bathroom, the master bedroom also benefits from fitted wardrobes and an ensuite shower room.

To the front of the property is a brick block driveway that offers excellent off road parking facilities and access to the garage that is of a generous size, has a utility area and a personal door.

The south westerly facing rear garden is pleasantly private and has been landscaped with various seating areas for outside entertaining, well stocked herbaceous borders and a feature lawn area.

Early viewing is 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.

Extended 3 bedroom semi detached family home

Pleasantly private position, convenient for local shops, schools and amenities

Contemporary open plan living

Living room with a room lantern

Kitchen dining family room

Master bedroom with an ensuite shower room

First floor family bathroom. Ground floor guest cloak room

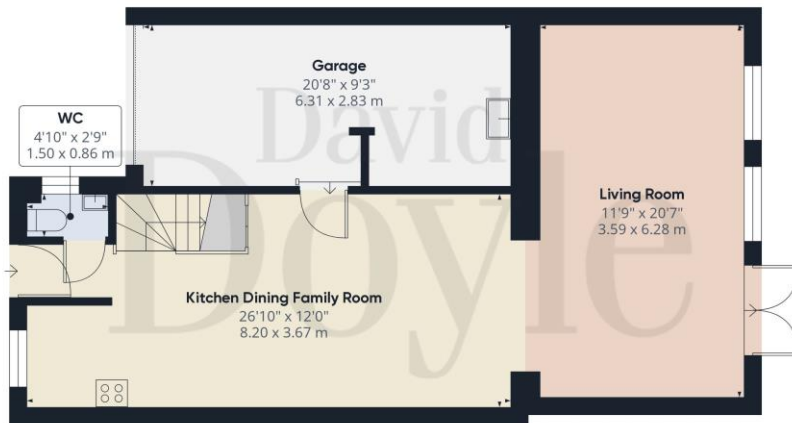
Landscaped rear garden

Driveway and garage

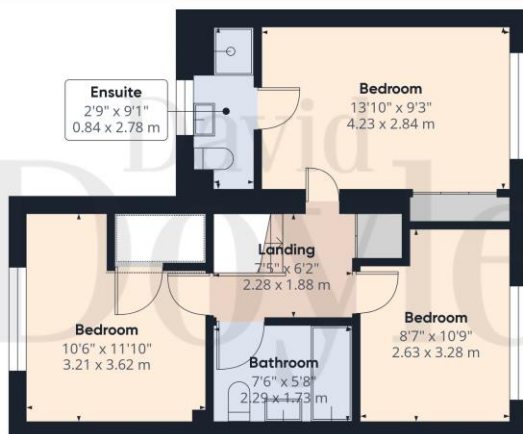
Viewing is a MUST

Council Tax Band E

Tenure -Freehold



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1203.29 ft²
111.79 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.

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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

3 York Way, Hemel Hempstead, Hertfordshire, HP2 4JT

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? 1995

Council Tax Band E

This year council tax charge £2525.43

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? Landline

What parking facilities does your property have Private/driveway

Please state any costs per annum for parking 0.00

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.