

41 Berkeley Square, Hemel
Hempstead, Hertfordshire,
HP2 7QS

David
Doyle
Sales and Lettings

Price £575,000 Freehold



Located in this sought after cul de sac offering convenient access to local shops, amenities and sought after schooling while both St Albans and Harpenden are close at hand is this extended 4 double bedroom semi detached family home. This property is beautifully presented throughout and features a good size living room with a log burning stove, an open plan kitchen dining room, utility room and a guest cloak room. The master bedroom benefits from a range of fitted wardrobes and an ensuite shower room. The property also benefits from a driveway that offers excellent off road parking facilities, a garage and a pleasantly private rear garden. This property is situated close to open countryside, 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. VIEWING IS A MUST.

The ground floor is arranged with a dual aspect living room with a log burning stove and a pair of double glazed French that offer access to the rear gardens decked seating area. The kitchen has been fitted to a high standard with a range of matching shaker style wall and floor mounted units, comprising both cupboards and drawers, colour coordinated Granite work surfaces, matching upstandings and a breakfast bar area for informal dining, space for a range oven with a tiled splash back and an extractor over, space and plumbing for an American fridge freezer, an integrated dishwasher and wine cooler and a very useful larder cupboard. The kitchen leads on to the dining

area with a roof lantern, brick slip feature wall and a pair of double glazed French doors that again open on to the rear gardens decked seating area. The utility room is fitted with the same shaker style wall and floor mounted units, colour coordinated Granite work surfaces, matching upstandings and benefits from an integrated automatic washing machine. The ground floor is completed by a welcoming and generous entrance porch with a cloak cupboard, a guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The kitchen dining and entrance hall also benefit from zonal electric underfloor heating.

The first floor continues to impress with 4 double bedrooms all with fitted or built in wardrobes, a family bathroom, a large airing cupboard and access to a useful loft space. The master bedroom also benefits from an ensuite shower room with a recently replace Aqualisa shower, a wash hand basin and a low level WC with a concealed cistern and electric underfloor heating. The 4 piece family bathroom is fitted in white with chrome fittings and comprises a shower cubical, a corner bath with a mixer tap and shower attachment, a pedestal wash hand basin and a low level WC. Please note the vendor has informed us that all first floor bedrooms have fire escape windows.

To the front of the property is a small but attractive front garden that is mainly laid to lawn, a brick block driveway that offers excellent off road parking facilities and access to the garage that has an up and over door along with power and lighting.

The rear garden is pleasantly private southerly facing and landscaped with a decked seating area with feature lighting, and area laid to lawn, hedge and fenced boundaries, gated side access, outside light, a garden shed and a useful Summer House with power and lighting.

This property is beautifully presented throughout and 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 a superbly presented 4 double bedroom family home with an ensuite to the master bedroom

Located in this sought after cul de sac and convenient for local amenities

Dual aspect living room with a log burning stove

Fitted kitchen and utility room.

Dining room with a roof lantern and pair of double glazed French doors to the rear garden

Guest cloak room. Welcoming entrance hall.

First floor 4 piece family bathroom

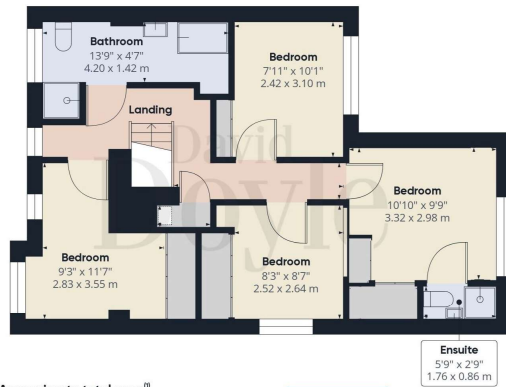
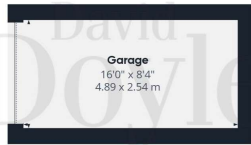
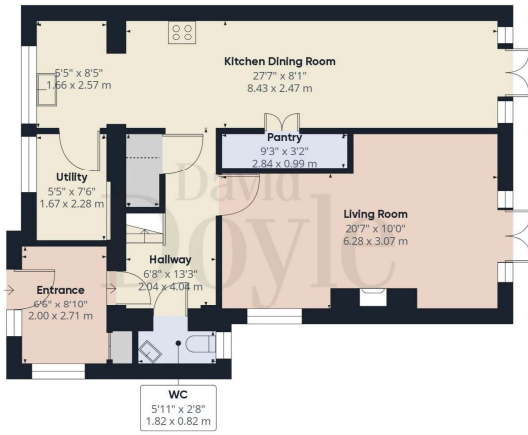
Pleasantly private southerly facing rear garden

Driveway. Garage

Viewing is a MUST

Council Tax Band D

Tenure -Freehold



Approximate total area^m

1451.11 ft²

134.81 m²

Reduced headroom

8.97 ft²

0.83 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

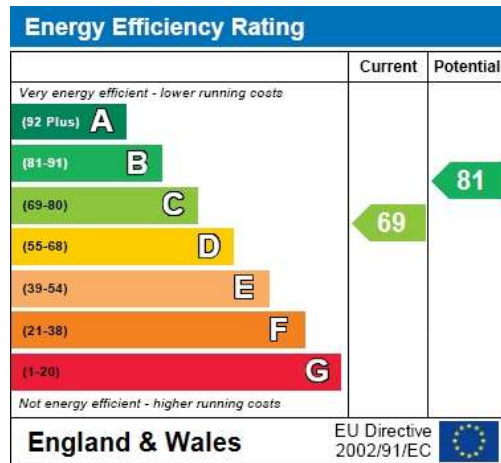


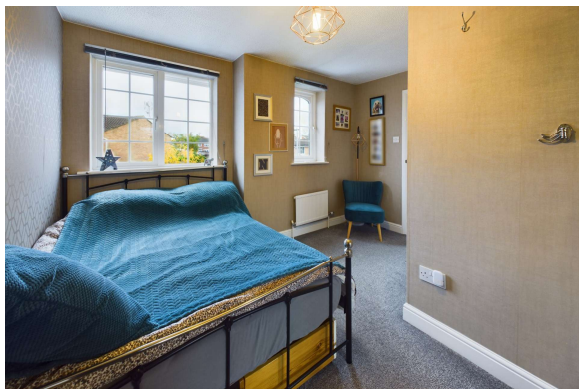
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details





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

41 Berkeley Square, Hemel Hempstead, Hertfordshire, HP2 7QS

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?	1982
Council Tax Band	D
This year council tax charge	£2166.04
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 Garage
Please state any costs per annum for parking	N/A
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.