

11 Quendell Walk
Adeyfield
HP2 5UU

David
Doyle
Sales and Lettings

Guide Price £350,000 Freehold



An immaculately presented two double bedroom freehold home with a private garden and allocated parking conveniently situated for local shops, amenities and travel links.

The internal accommodation has been updated and well maintained by its current owner. It comprises an entrance hall with doors to the contemporary fitted kitchen with wall and base units, integrated appliances, coordinating work surfaces and the spacious living room with sliding patio door opening to the bright conservatory enjoying views of the rear garden. Stairs from the entrance hall lead to a generous first floor landing with loft access and doors to two well-proportioned double bedrooms as well as the family bathroom fitted with a white suite and chrome fittings.

Externally, the property benefits from a landscaped rear garden arranged with patio seating area, attractive plants and shrubs, a shed to the gardens end, fenced boundaries with gated rear access. To the front of the property is a further attractive shingled area and pathway to the front door. It is in excellent order throughout and an internal viewing is much advised to appreciate this lovely home. NO UPPER CHAIN.

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

Two Double Bedroom Family Home

Allocated Parking

Tucked Away Private Position In Popular Adeyfield Development

Immaculately Presented

Landscaped Garden

Conservatory

Fitted Kitchen With Integrated Appliances

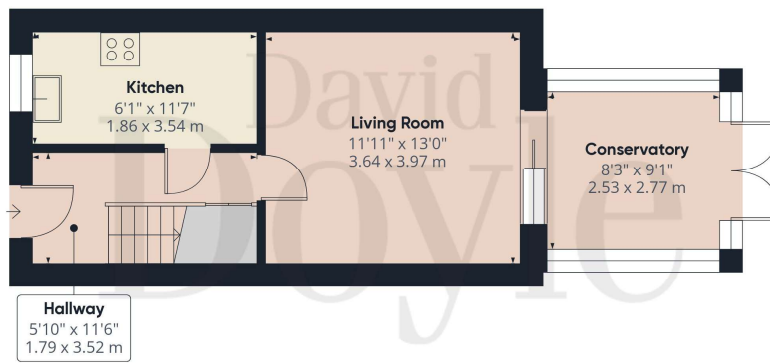
Bespoke Blinds

NO UPPER CHAIN

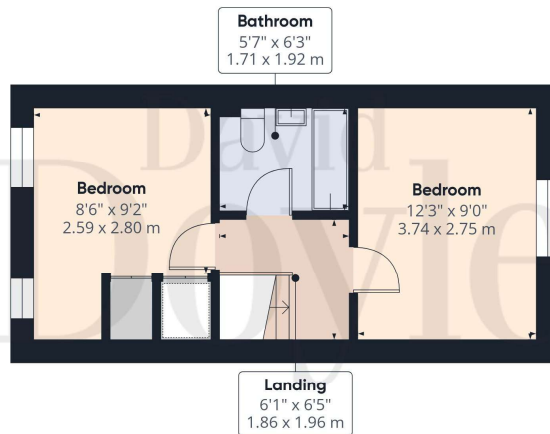
Viewing Advised

Council Tax Band C

Freehold



Ground Floor



Floor 1

Approximate total area⁽¹⁾
655.3 ft²
60.88 m²

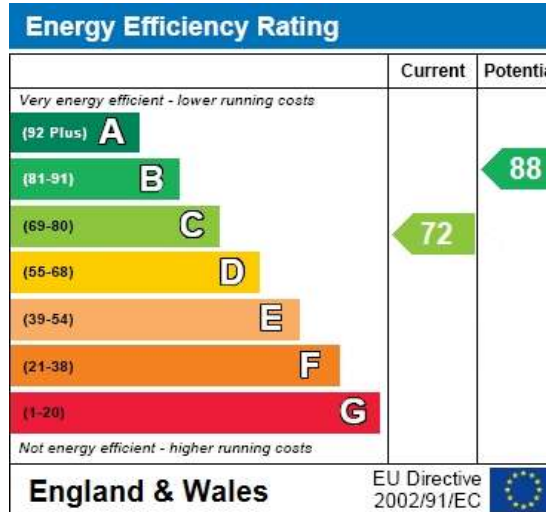
(1) Excluding balconies and terraces

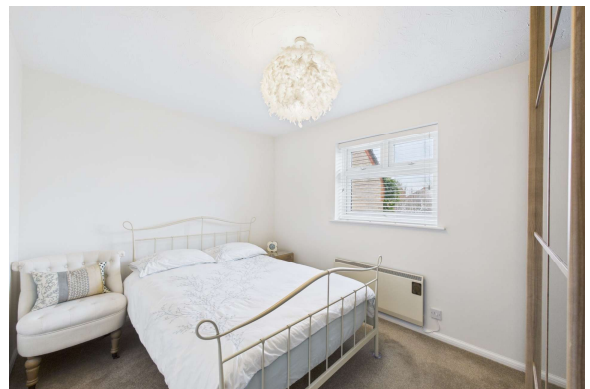
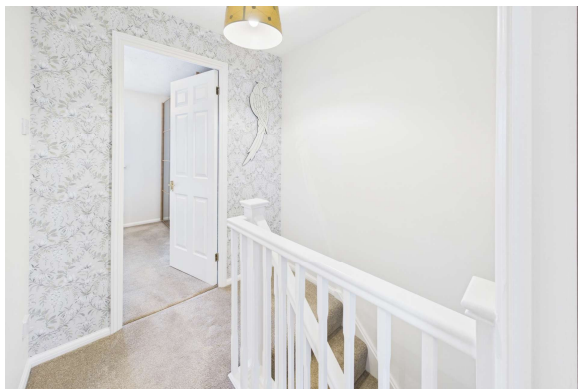
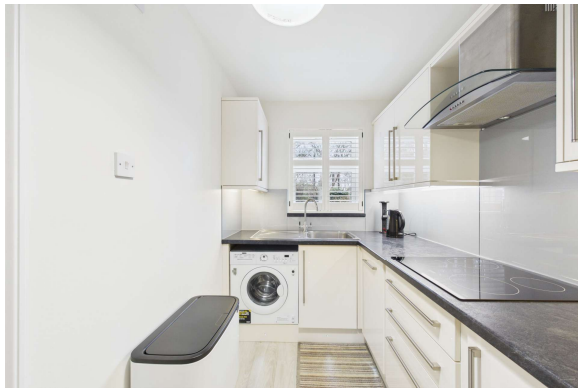
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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





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

11 Quendell Walk, Hemel Hempstead, Hertfordshire, HP2 5UU

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?	1996
Council Tax Band	C
This year council tax charge	2,018.69
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	Yes
Please confirm amount, frequency and details of the management company	£308.98 annual charge. Management Company Services Ltd, Saxon House, 6A St Andrew Street, Hertford SG14 1A
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	All electric property
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Electric storage heaters.
How is your broadband supplied	Fibre to the cabinet FTTC
Do you have a telephone connection?	Landline
What parking facilities does your property have	Private/driveway Allocated Parking
Please state any costs per annum for parking	No additional cost for parking.
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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