

**18 Sherwood Place, Hemel
Hempstead, Hertfordshire,
HP2 6PS**

David
Doyle
Sales and Lettings

OIEO £300,000 Freehold



This superbly presented and refurbished 2 double bedroom home is situated on this sought after private development that is convenient for local shops, schools and amenities. This property offers spacious and beautifully presented accommodation with an open plan lounge dining room, fitted kitchen, recently refitted bathroom. garden and parking.

The ground floor is arranged with a generous dual aspect lounge dining room with a pair of French doors that offer access out to the rear garden, a fitted kitchen and a useful entrance hall. The kitchen is fitted with a range of matching shaker style wall and floor mounted units and a colour coordinated work surface.

The first floor features 2 bedrooms and a luxuriously refitted family bathroom. The bathroom has been recently refitted to a high standard and comprises a panelled bath with a shower over, a fitted shower screen, a vanity unit with a wash hand basin over and storage drawers under, a low level WC, colour coordinated tiled walls, flooring and a chrome heated towel rail.

The rear garden has been landscaped with low maintenance in mind with a patio seating area for outside entertaining, an area laid with artificial lawn, a garden shed, a storage cupboard and gated side access.

With an allocated parking space 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.

Superbly presented 2 double bedroom home

Located on this sought after private development

Convenient for local amenities

Dual aspect lounge dining room

Fitted kitchen

Luxuriously fitted first floor family bathroom

Rear garden

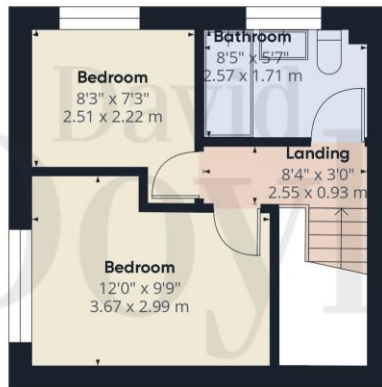
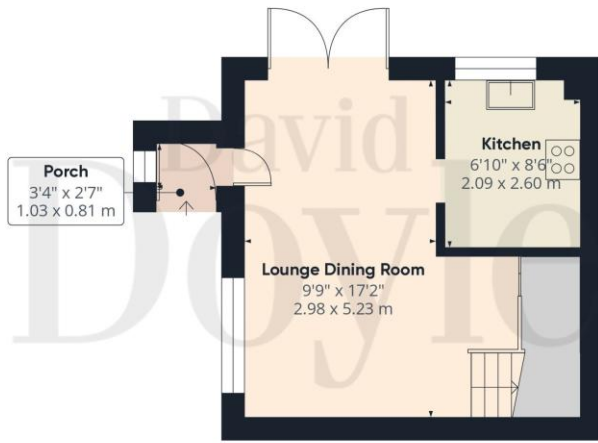
Parking

Viewing is highly recommended

Call NOW to arrange a viewing

Council Tax Band C

Tenure -Freehold



Approximate total area⁽¹⁾
 543.58 ft²
 50.5 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

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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?	1980
Council Tax Band	C
This year council tax charge	£1440 as a single person
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	£330 per annum
Construction type	Brick
Roof type	Tile
Is your property supplied by mains electricity?	Mains Supply
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Mains Supply
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Cable
Do you have a telephone connection?	Unknown
What parking facilities does your property have	Private/driveway Allocated Parking

Please state any costs per annum for parking

No

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