

49 Bennetts End Road, Hemel  
Hempstead, Hertfordshire,  
HP3 8DG

David  
**Doyle**  
Sales and Lettings

Price £279,950 Leasehold



This modern two bed ground floor maisonette offers excellent living space throughout with a private rear garden. The property is conveniently positioned within a close distance of local schools, amenities and shops. Separate living room. Utility room. Rear garden.

Upon entering the property, you are welcomed by a hallway that leads into a well- proportioned living room with natural light throughout. There are two double bedrooms, fitted bathroom with a shower over the bath, hand basin with a WC. The kitchen is fitted with a range of tiling, units, work surfaces, storage cupboards and integrated appliances, a utility room and storage cupboards in the hallway complete the living accommodation.

There is direct access from the kitchen onto a low maintenance private rear garden. The front garden is laid to lawn with on street parking close by.

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 Bed Ground Floor Maisonette

Close to Local Shops and Amenities

Separate Front Living Room

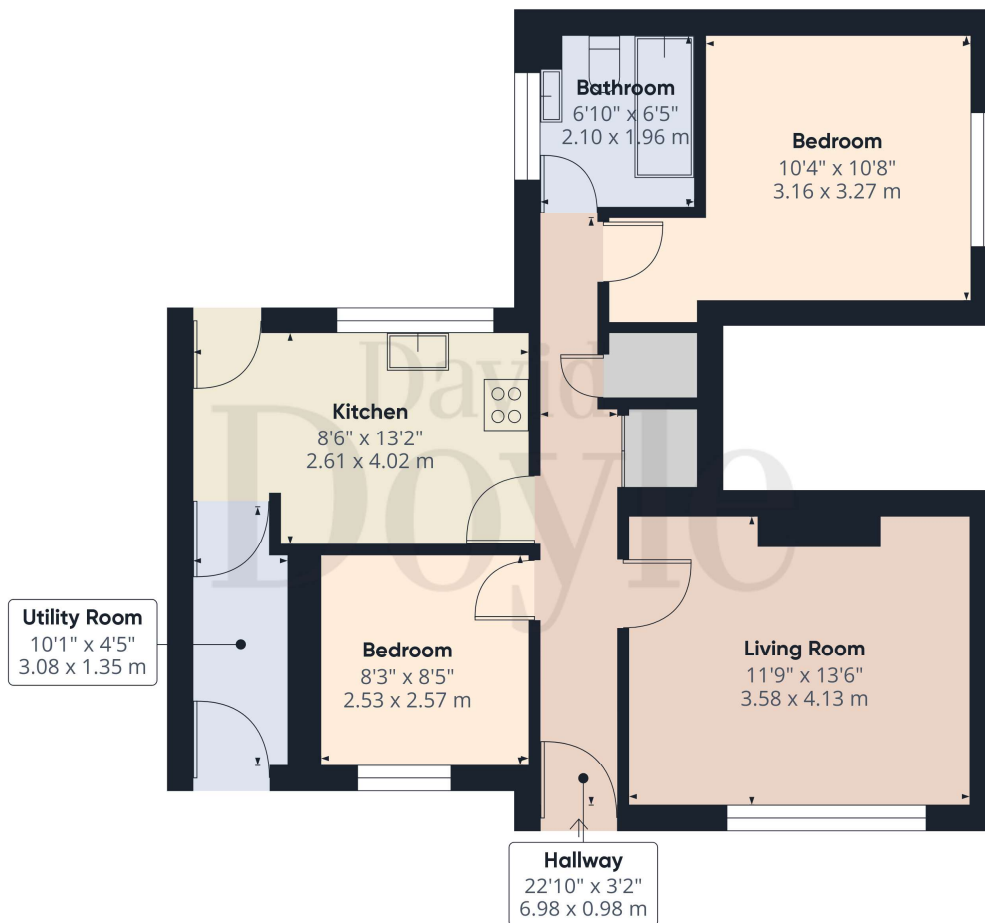
Fitted Kitchen and Bathroom

Separate Utility Room

Private Rear Garden

Council Tax Band B

Tenure -Leasehold



Approximate total area<sup>m</sup>  
637.44 ft<sup>2</sup>  
59.22 m<sup>2</sup>

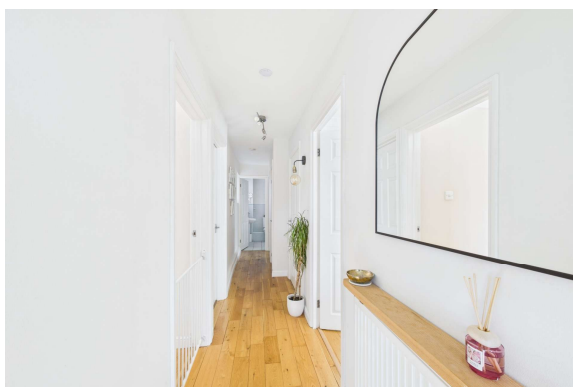
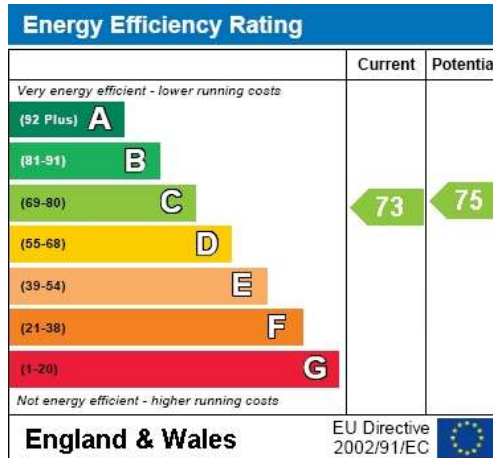
(1) Excluding balconies and terraces

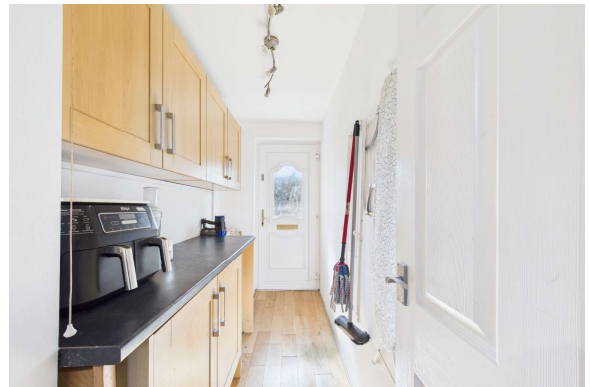
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**



## 49 Bennetts End Road, Hemel Hempstead, Hertfordshire, HP3 8DG

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? 1967

Council Tax Band B

This year council tax charge 1766.35

Tenure Leasehold

Remaining Lease Length 90

Ground Rent 10

Next ground rent review date Doesn't get reviewed it is set on the deed

Service charge this year 54.18

Name of management company Dacorum borough council

Is the property shared ownership No

Are there any maintenance charges for the road No

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 Fibre to the property FTTP

Do you have a telephone connection? Landline

What parking facilities does your property have On road and parking bays

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 is 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.