

**27 Peartree Road**  
**Warners End**  
**HP1 3QW**

David  
**Doyle**  
Sales and Lettings

**OIEO £470,000** Freehold



Superbly presented three bedroom semi detached family home with a double length garage and driveway situated in this popular HP1 location close to excellent amenities, highly regarded schooling and open parkland. The property has been extensively updated by the current owners to offer comfortable and spacious accommodation comprising a spacious entrance hall with stairs to the first floor and a door to the well proportioned living room with an attractive fireplace, a refitted kitchen/family room arranged with wall and base units, space and plumbing for white goods, coordinating work surfaces and a distinct living area opening to a lovely bright conservatory/dining room enjoying views of the rear garden, a generous utility area with steps and an internal door to a large workshop/garage divided into two useful sections. To the first floor is a spacious landing with loft access and doors to three bedrooms, the master of very generous size and the refitted family bathroom arranged with a white suite, tiled walls and chrome sanitary ware. Externally, the rear garden is private and arranged with patio seating areas, lawn, mature plants and shrubs and fenced boundaries. The front of the property offers extensive off street parking facilities and access to the garage via an up and over door. With benefits including gas central heating and double glazing we highly recommend an internal viewing to truly appreciate this lovely family home.

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 3 bedroom semi detached family home

Sought after location close to schools, shops and open parkland

Living Room

Refitted Kitchen

Family Room

Refitted Bathroom

Gas Heating to Radiators

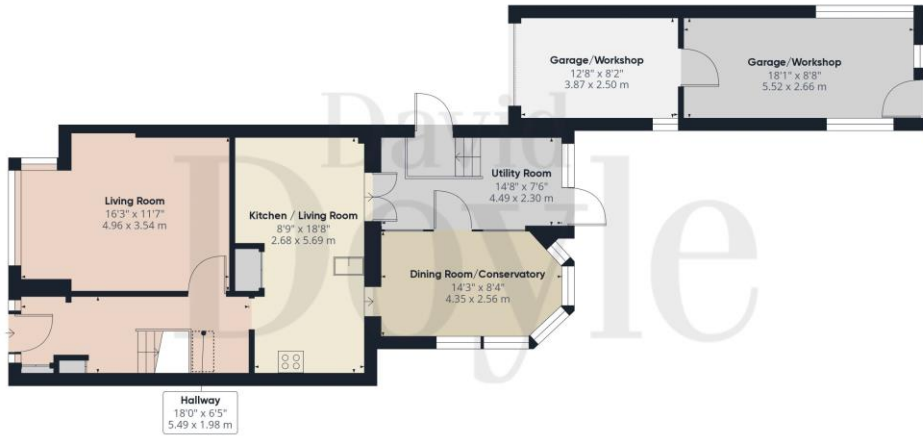
Double Glazing

Double Garage and Off Road Parking

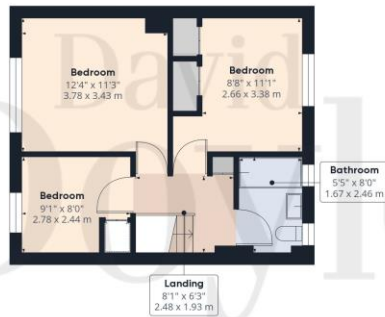
Viewing Advised

Council Tax Band D

Tenure -Freehold



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1399.64 ft<sup>2</sup>  
130.03 m<sup>2</sup>

Reduced headroom

5.7 ft<sup>2</sup>  
0.53 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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

CIRAFFE 360

Scan here for more details





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

## 27 Peartree Road, Warners End, Hemel Hempstead, Hertfordshire, HP1 3QW

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? 1953

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 Cable

What parking facilities does your property have Private/driveway  
Garage

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? No

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.