

**77 Halsey Drive, Hemel
Hempstead, Hertfordshire,
HP1 3SE**

David
Doyle
Sales and Lettings

Offers Over £475,000 Freehold



This beautifully presented 3 bedroom end of terrace family home with a garage and parking is located in this no through road within this sought after modern development. The property benefits from a larger than expected rear garden and is conveniently located for local shops, schools and amenities.

The ground floor is arranged with a a good sized living room, a dining room with patio doors that offer access to the rear garden, a fitted kitchen and a welcoming entrance hall with stairs leading to the first floor.

The first floor features 3 bedrooms, two benefiting from mirror fronted built in wardrobes and a family bathroom.

An outstanding feature of this property is its larger than expected and pleasantly private rear garden. The garden extends across the back of the properties garage located to the side and is landscaped with a patio seating area, an area laid to lawn and herbaceous borders.

The garage is located to the side of the property and benefits from power an lighting, eaves storage, an up and over door and a personal door to the rear garden. To the front of the garage is a driveway that offers off road parking facilities.

Viewing is highly recommend.

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.

Beautifully presented 3 bedroom end of terrace family home with a garage and parking
Conveniently located for local shops, schools and amenities on this sought after modern development

Good sized living room

Dining room with patio doors to the rear garden

Fitted kitchen

First floor family bathroom

Pleasantly private rear garden

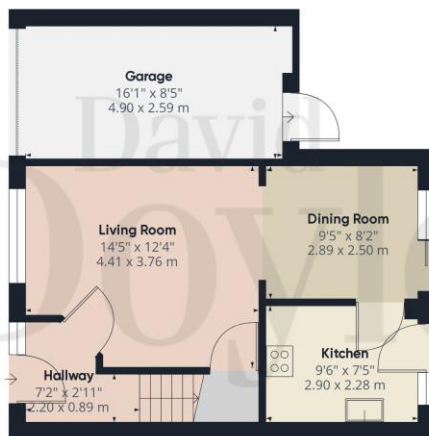
Garage

Parking

Viewing is a MUST

Council Tax Band E

Tenure -Freehold



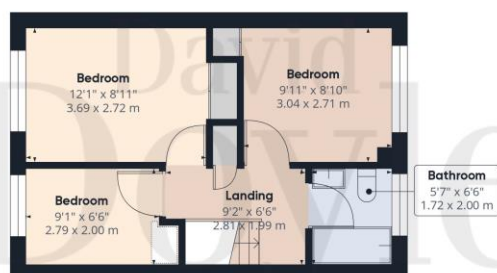
Ground Floor

868.22 ft²
80.66 m²

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.

GIRAFFE 360



Floor 1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-Plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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?	1998
Council Tax Band	E
This year council tax charge	£2647.38
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	ADSL
What parking facilities does your property have	Private/driveway Garage
Please state any costs per annum for parking	nil
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? Yes

If yes please state what restrictions are in place. See Schedule 4 of Land Registry document item nos. 2,5,6,9,11 and 12

Are there any rights of way or easements? Yes

If yes please state what rights are in place? See Schedule 2 of Land Registry document items a, b, and f

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.