

**10 Little Road, Hemel
Hempstead, Hertfordshire,
HP2 5EN**

David
Doyle
Sales and Lettings

Price £485,000 Freehold



This stunning 3 double bedroom semi detached family home that overlooks an open green also benefits from a garage and parking to the rear. The property offers spacious and flexible accommodation, glorious far reaching views toward the front aspects and is conveniently located to local shops, schools and amenities.

The ground floor is arranged with a good sized living room, a separate dining room, a fitted kitchen, a conservatory, utility and a useful guest cloak room. The kitchen is fitted with a range of wall and floor mounted units that comprise of cupboards and drawers, an integrated oven / grill with a gas hob over, space for a fridge freezer, colour coordinated work surfaces and breakfast bar area. The kitchen leads seamlessly in to the conservatory that offer dual aspect views over the rear garden and access via a pair of double glazed French doors.

The first floor features 3 double bedrooms all with built in storage and a good sized family bathroom. The Bathroom is fitted in white and comprises both a panelled bath and shower cubical.

Externally this property benefits from both front and rear gardens. The front garden is mainly laid to lawn with herbaceous borders and offers side access to the rear garden. The rear garden is pleasantly private and arranged with a patio seating area for outside entertaining, an area laid to lawn, fenced boundaries and gated rear access. The garage is located to the rear of the property and benefits from a personal door to the rear garden and offers parking to the front of it.

With the benefit of double glazing and gas heating to radiators 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.

Stunning 3 double bedroom family home

Spacious and flexible accommodation

Living room. Dining room

Kitchen, Conservatory

Utility. Guest cloak room

First floor family bathroom

Garage

Parking

Pleasantly private rear garden

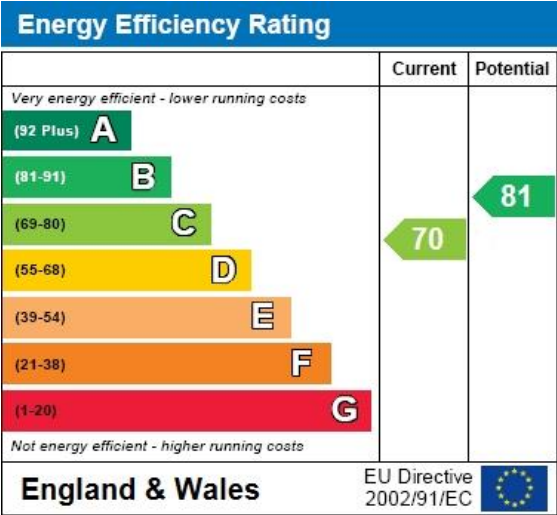
VIEWING IS A MUST

Council Tax Band D

Tenure -Freehold



Scan here for more details





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

10 Little Road, Hemel Hempstead, Hertfordshire, HP2 5EN

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?	1950
Council Tax Band	d
This year council tax charge	£2,066.26
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	Fibre
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? 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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