

16 Stroma Close, Hemel  
Hempstead, Hertfordshire,  
HP3 8TJ

David  
**Doyle**  
Sales and Lettings

Price £425,000 Freehold



This well presented 3 bedroom family home with a garage and driveway is situated in this sought after cul de sac while being conveniently located for local shops, schools, amenities, Bunkers Park and Long Deans Nature Reserve are close to hand. The ground floor is arranged with a a good sized lounge dining room and opens in to the refitted kitchen, a useful guest cloak room, an entrance porch and a welcoming entrance hall with a generous storage cupboard and stairs leading to the first floor. The kitchen has been refitted to a high standard with a range of matching high gloss handleless wall and floor mounted units, colour coordinated work surfaces and a range of integrated appliances. The first floor features 3 good sized bedrooms, a refitted bathroom, while the landing has two useful storage cupboards and offers access to the loft. The bathroom has been recently refitted and includes an enclosed shower cubical / whirlpool bath with shower body jets. The rear garden is pleasantly private and arranged with a patio seating area, an area laid to lawn, a garden shed and gated rear access. To the front of the property is a brick block driveway that offers excellent off road parking facilities and access to the garage that has both power and lighting. The property also benefits from replacement double glazing and a replaced gas boiler. viewing is highly recommended.

Being located in close proximity of Leverstock Green 'village` that has its own Village Green and cricket club, Village Hall, range of village shops and public houses and the Holy Trinity Church. For

the Commuter it is particularly convenient for the M1/M25 access points and is within easy access of St Albans and excellent railway links to London.

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.

Well presented 3 bedroom family home with a garage and driveway

Cul de sac location close to local amenities and open spaces

Lounge dining room

Recently refitted kitchen

Recently refitted first floor bathroom

Pleasantly private rear garden

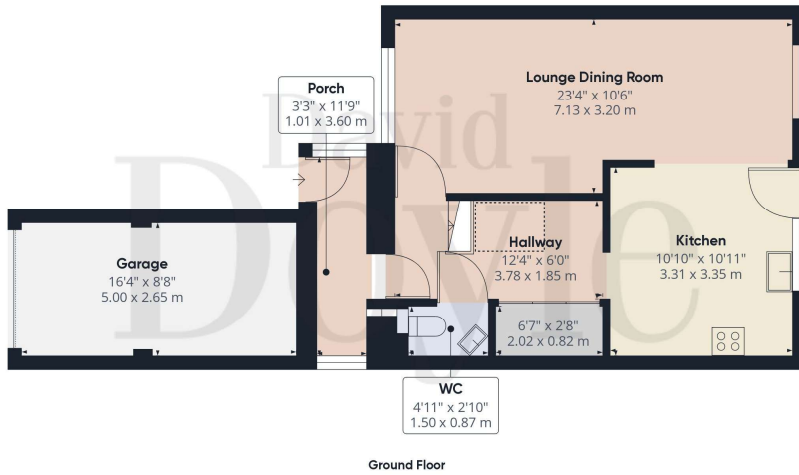
Downstairs guest cloak room

Replaced gas boiler. Replacement double glazing

Viewing is a MUST

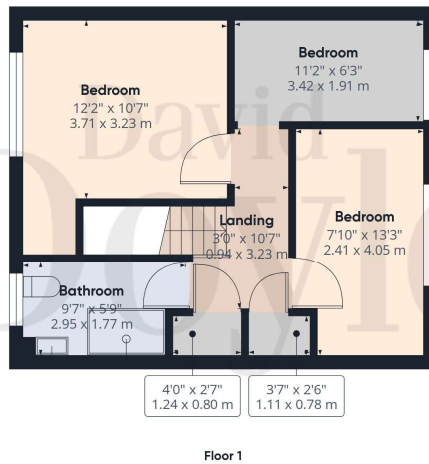
Council Tax Band C

Tenure -Freehold



Approximate total area<sup>m</sup>  
1076.08 ft<sup>2</sup>  
99.97 m<sup>2</sup>

Reduced headroom  
11.9 ft<sup>2</sup>  
1.11 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

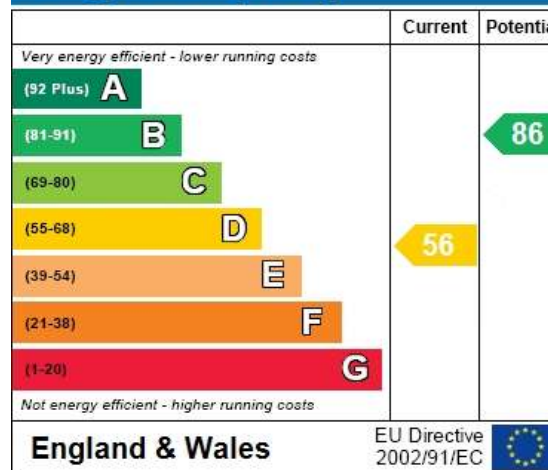
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

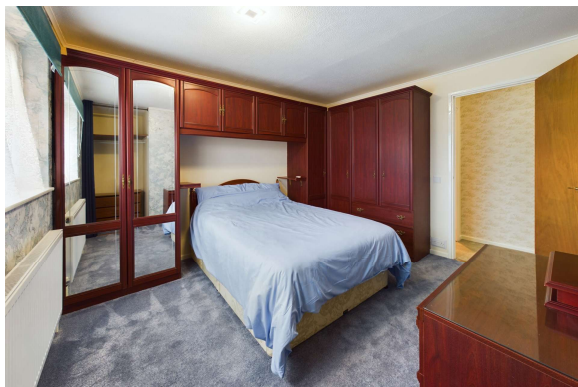
GIRAFFE360

Scan here for more details



### Energy Efficiency Rating





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

# 16 Stroma Close, Hemel Hempstead, Hertfordshire, HP3 8TJ

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? 1974

Council Tax Band C

This year council tax charge 1836.68

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 road parking surrounding

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.