

**10a Parkhill Road, Hemel
Hempstead, Hertfordshire,
HP1 1TW**

David
Doyle
Sales and Lettings

OIEO £700,000 Freehold



This highly individual 4 bedroom detached bungalow is located in this highly sought after cul de sac in the popular area of Boxmoor. This property is conveniently located for local shops, schools, amenities and Hemel Hempstead mainline station with links to London Euston and benefits from **NO UPPER CHAIN.**

The property is arranged with a generous lounge dining room that offers access out to the pleasantly private rear garden, a high specification fitted kitchen and a utility room. The property also benefits from 4 bedroom, one with an ensuite shower room and a family bathroom. The property is completed with a useful office space, basement storage areas, a detached garage, carport and driveway that offers excellent off road parking facilities.

The rear garden is pleasantly private and landscaped with a generous decked seating area otherwise mainly laid to lawn.

With **NO UPPER CHAIN** viewing is highly recommended.

'Boxmoor Village' has a range of shopping facilities and amenities, including the Village Hall and Playhouse, restaurants, public houses and Leisure Centre. The Moor is a beautiful open space with a cricket pitch and the Grand Union Canal and River Bulbourne running through it. The mainline railway station offer an excellent service to London Euston (26 mins).

Highly individual detached bungalow in a sought after cul de sac

Boxmoor location with NO UPPER CHAIN

Good sized lounge dining from

Fitted kitchen

Utility room

4 Bedroom plus an office

Family bathroom. Ensuite to one bedroom

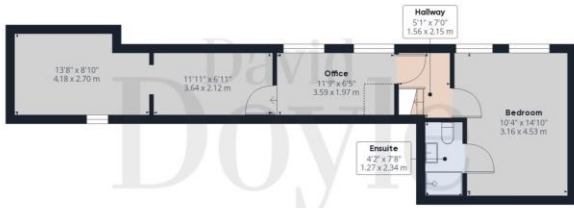
Basement storage

Pleasantly private rear garden

Garage and driveway

Council Tax Band E

Tenure -Freehold



Approximate total area⁽¹⁾

1928.14 ft²
179.13 m²

Reduced headroom

9.04 ft²
0.84 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

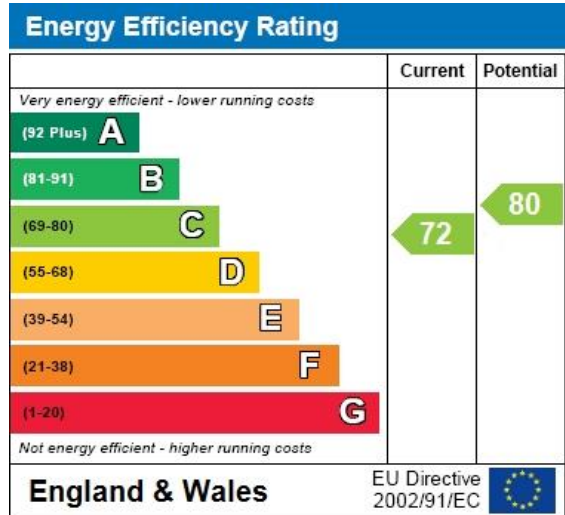


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details





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

10a Parkhill Road, Hemel Hempstead, Hertfordshire, HP1 1TW

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? 1970

Council Tax Band E

This year council tax charge Unknown

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 N/A

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.	Windows in cellar to be opaque
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?	Yes
If yes please give details about what has occurred.	Trees had to be felled to the rear of property as minor subsidence occurred in 2019. All works carried out and structural engineers approved and guaranteed no future recurrence. All paperwork pertaining to this is available.
Is your property in the vicinity of any current or historic mining?	No
Seller 1 Name	Patricia Alderson

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