

10 Cotterells Hill
Town Centre
HP1 1JD

David
Doyle
Sales and Lettings

Price £1,825 pcm To Let



David Doyle are pleased to offer to the rental market this excellent three bedroom character property constructed in the late 1800`s, located close to the town centre, excellent amenities and highly regarded schooling.

The property has been updated by the current owner and offers versatile living space comprising two reception rooms, both with cast iron fireplaces a fitted kitchen, arranged with wall and base units, work surfaces, integrated appliances, space and plumbing for a dishwasher, a very useful utility room with a wall mounted boiler, further units and plumbing and a separate WC.

To the first floor is a landing with loft access and doors to three bedrooms, the master is of excellent size and has fitted wardrobes. Finishing the first floor is the family bathroom, recently refitted with a white suite and chrome sanitary ware.

Externally, the rear garden is a of good size, pleasantly private and arranged with patio seating areas, a lawn with fenced boundaries, mature plants, trees and shrubs and side access to the front

of the property which benefits from a driveway, walled boundaries and a pathway to the front door. Offered in good decorative condition throughout and with benefits including gas central heating and double glazing, the property is unfurnished and available mid January.

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.

To view this property prospective tenants are expected to earn 30 times the monthly rental figure to pass referencing. If self employed you will be required to give details of your accounts showing suitable earnings. The landlord has stipulated no pets or smokers.

Semi Detached Character Home

Driveway

Close To Town Centre, Schools & Amenities

Recently Updated

Two Reception Rooms

Large Master Bedroom

Rear Garden With Side Access

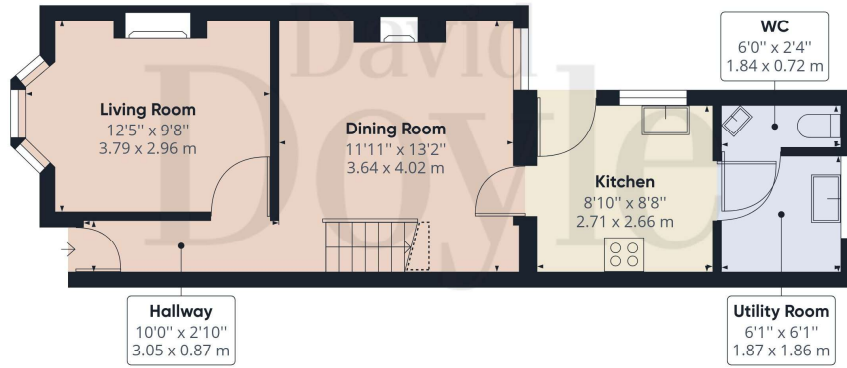
Cast Iron Fireplaces

Unfurnished

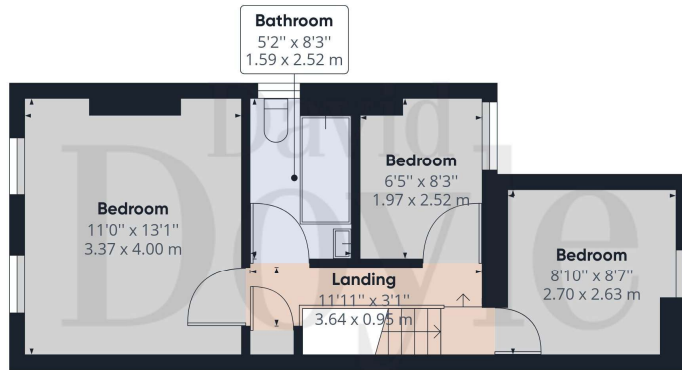
Available Mid January

Council Tax Band D

To Let



Ground Floor



Floor 1

Approximate total area⁽¹⁾

783.16 ft²
72.76 m²

Reduced headroom

10.76 ft²
1.00 m²

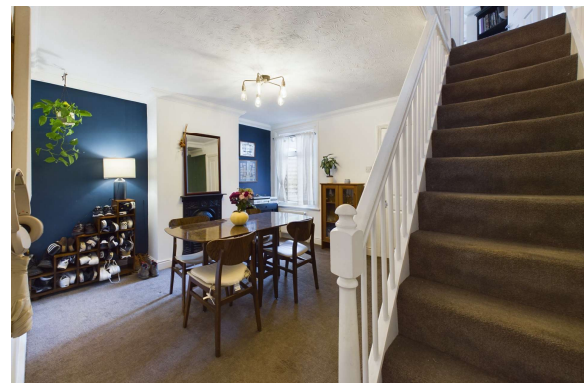
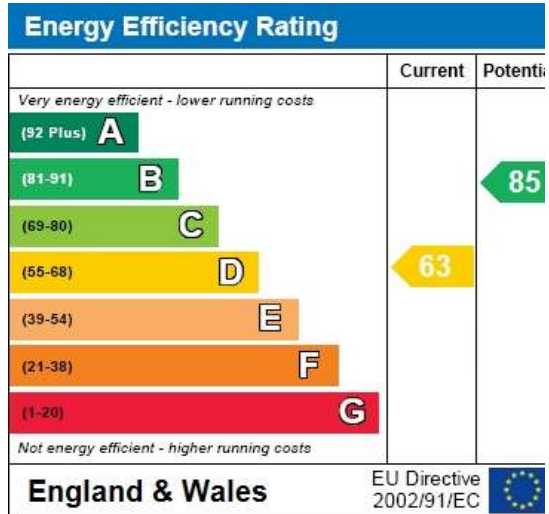
(1) Excluding balconies and terraces

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





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

