

**29 Half Moon Meadow, Hemel  
Hempstead, Hertfordshire,  
HP2 7SD**

**Price £400,000** Freehold

David  
**Doyle**  
Sales and Lettings



This beautifully presented 3 bedroom end of terrace family home with a garage is situated in this highly sought after modern development that offers convenient access to local shops, amenities, sought after schooling while St Albans and Harpenden are close at hand. This property is situated close to open countryside, a wooded copse with its peaceful bridleway, the Nicky Line cycle and walking route, Cupid Green Park with its Adventure Playground, Tennis Courts, Netball Courts and 3G floodlit sports pitch are all nearby.

This property has been lovingly improved by the current owners and offers well designed accommodation. The ground floor comprises a good sized lounge dining room with fitted window shutters, a kitchen breakfast, a useful guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The Kitchen has been recently refitted by the current owners and is fitted with a range of matching wall and floor mounted units comprising both cupboards, drawers, colour coordinated work surfaces and a tiled splash back.

The first floor offers 3 bedroom and a modern family bathroom. The primary bedroom benefits from a range of mirror fronted fitted wardrobes, bedroom 2 is currently used as a dressing room and all bedrooms feature fitted window shutters. The bathroom has been recently refitted in white with chrome fittings and comprises a panelled bath with a shower over and a fitted shower screen, a vanity unit with a wash hand basin over and storage under, a low level WC, colour coordinated tiled walls and a chrome heated towel rail.

Externally the property benefits from both front and rear gardens along with a driveway to the rear that offer off road parking and access to the garage.

**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.

Beautifully presented 3 bedroom end of terrace home with a garage and driveway

Conveniently located for local amenities

Lounge dining room

Kitchen breakfast room

Downstairs cloak room

First floor bathroom

Pleasantly private rear garden

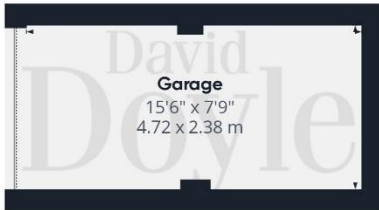
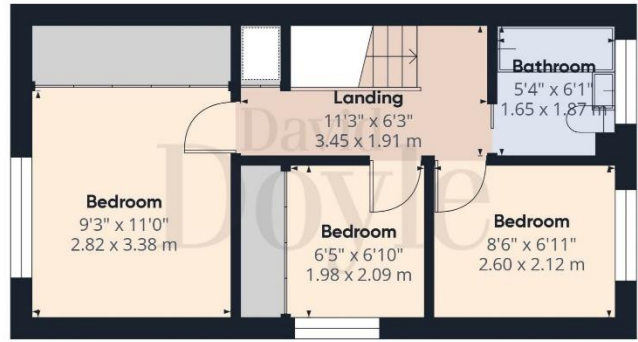
Garage

Driveway

Viewing is a MUST

Council Tax Band D

Tenure -Freehold



**Approximate total area<sup>®</sup>**

783.39 ft<sup>2</sup>  
72.78 m<sup>2</sup>

(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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			89
(81-91) <b>B</b>		72	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	





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

## 29 Half Moon Meadow, Hemel Hempstead, Hertfordshire, HP2 7SD

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?	1989
Council Tax Band	D
This year council tax charge	£1948
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick
Roof type	Tile
Is your property supplied by mains electricity?	Mains Supply
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Mains Supply
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Cable
Do you have a telephone connection?	Landline
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

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.