

5 Britannia Close, Hemel  
Hempstead, Hertfordshire,  
HP2 7RN

David  
**Doyle**  
Sales and Lettings

Price £570,000 Freehold



Located on this popular modern development is this beautifully presented 3 Double Bedroom Semi Detached family home that offers spacious and flexible accommodation while offering convenient access to local shops, amenities and sought-after schooling while both St Albans and Harpenden are close at hand. The ground floor is arranged with an impressive open plan Kitchen Dining Room with a separate Living Room, a Guest Cloak Room and a welcoming Entrance Hall with stairs leading to the first floor. On the first floor you have a dual aspect Sitting Room with a Juliet Balcony, a family Bathroom and Bedroom 3 that is also dual aspect. On the second floor you will find the Master Bedroom with an Ensuite Shower Room and Bedroom 2, both these Bedrooms benefit from fitted wardrobes. Externally the property has a pleasantly private Rear Garden that is arranged with a patio seating area, herbaceous borders and an area laid to lawn. To the side of the property is a brick block Driveway that offers off road parking facilities and a Garage with a personal door to the Rear Garden. This property is situated close to 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.

**VIEWING IS A MUST.**

**NO UPPER CHAIN.**

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 Double Bedroom Semi Detached family home

Impressive open plan Kitchen Dining Room

Living Room and Sitting Room

Master Bedroom with an Ensuite Shower Room

Family Bathroom

Guest Cloak Room

Pleasantly private Rear Garden

Garage

Driveway

VIEWING IS A MUST

NO UPPER CHAIN

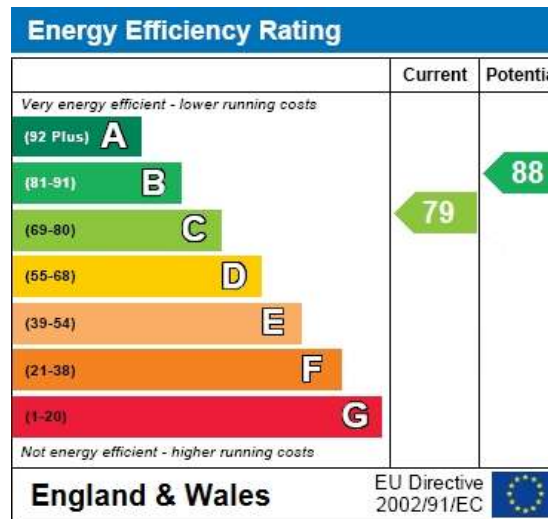
Council Tax Band E

Tenure -Freehold



Total area: approx. 148.3 sq. metres (1595.9 sq. feet)  
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.  
Plan produced using PlanUp.

Scan here for more details





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

## 5 Britannia Close, Hemel Hempstead, Hertfordshire, HP2 7RN

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?	2013
Council Tax Band	E
This year council tax charge	£2647.38
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	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

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