

35 School Row, Chaulden,
Hemel Hempstead,
Hertfordshire, HP1 2JU

David
Doyle
Sales and Lettings

Price £340,000 Leasehold



This surprisingly spacious and beautifully presented 3 bedroom duplex maisonette with a long lease, a court yard, a separate private rear garden, far reaching roof top views and is conveniently located for local shops, schools and amenities.

This property is arranged with both a good sized living room and dining room, a fitted kitchen, a guest cloak room and a useful entrance porch. The kitchen is fitted with a range of matching shaker style wall and floor mounted units, colour coordinated work surfaces and a matching breakfast bar area. The flooring in the living room, dining room and kitchen is laid with wide plank wood effect flooring.

On the upper floor you will find 3 good sized bedrooms and a family bathroom. The family bathroom is fitted in white with chrome fittings and comprises a panelled bath with a shower over and a fitted shower screen, a pedestal wash hand basin, low level WC, heated towel rail, tiled walls and flooring. Both front bedroom are of a very generous size and offer far reaching roof top views.

Externally the property benefits from both a court yard that you gain direct access via the rear door from entrance porch and a pleasantly private garden. To the front of the property is a paved area that the vendors currently use as a wheelie bin space.

The court yard is arranged with a patio seating area that offers an outside entertaining area, an outside tap, a brick built storage shed and gated rear access.

The rear garden is pleasantly private, enclosed and landscaped with a generous patio seating area for outside entertaining and an area laid to lawn.

This property benefits from an extended lease while being beautifully presented and decorated throughout and 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.

Spacious and beautifully presented 3 bedroom duplex apartment

Conveniently located for local shops, schools and amenities

Good sized living room and dining room

Fitted kitchen

Guest cloak room

Useful entrance porch offering both front and rear access

Family bathroom

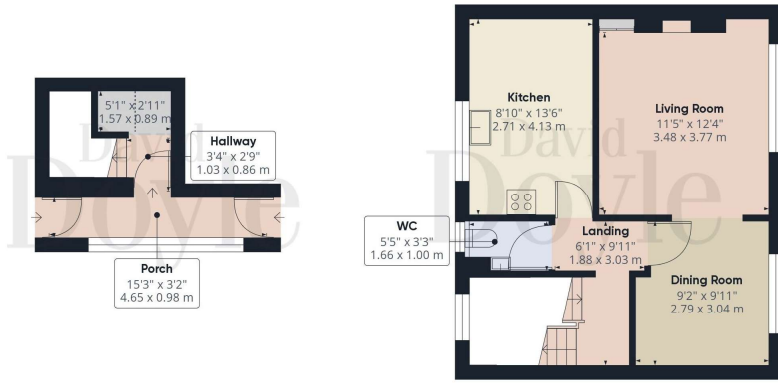
Court yard garden

Pleasantly private rear garden

Long lease

Council Tax Band C

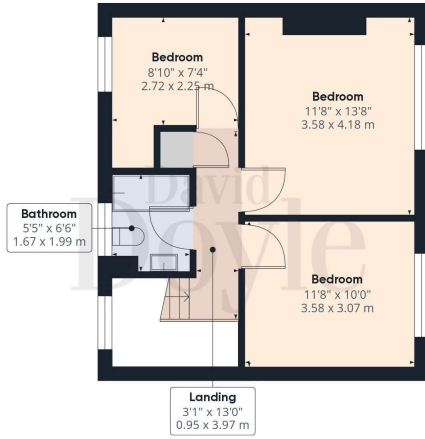
Tenure -Leasehold



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



Approximate total area*

1033.45 ft²
 96.01 m²

Reduced headroom
 6.83 ft²
 0.63 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Scan here for more details



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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

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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?	Not sure
Council Tax Band	C
This year council tax charge	£1925.38
Tenure	Leasehold
Remaining Lease Length	177
Ground Rent	A peppercorn (got removed when we extended the lease)
Service charge this year	We just pay for house insurance roughly £300 a year and £30 garden maintenance
Name of management company	Dacorum Council
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 to the cabinet FTTC
Do you have a telephone connection?	Landline
What parking facilities does your property have	None
Please state any costs per annum for parking	NA

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? Yes

is the property under 11 meters high? Yes

Are you aware of any works required to the block? 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