

14 Long Arrotts, Hemel  
Hempstead, Hertfordshire,  
HP1 3EU

David  
**Doyle**  
Sales and Lettings

Price £450,000 Freehold



This superbly presented 3 bedroom end of terrace family home has been refurbished to a high standard throughout and benefits from being located in this sought after road that is conveniently located for local shops, schools and amenities. Viewing is a MUST.

The ground floor features a good sized living room with built in storage, a kitchen dining room with a pair of French doors that open on to the rear gardens patio seating area and a welcoming entrance hall with stairs leading to the first floor and a generous understairs storage cupboard. The kitchen has been refitted with a range of shaker style wall and floor mounted units, colour coordinated work surfaces with a tiled splash back and a range of integrated appliances.

The first floor offers 3 bedrooms and a recently refitted family bathroom. The bathroom has been luxuriously 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 and storage drawers under, a low level WC with a concealed cistern, colour coordinated tile walls, flooring and a chrome heated towel rail. The landing offers access to all first floor rooms, has a useful storage cupboard and a loft hatch to the useful loft space.

To the front of the property is a full width driveway that offers excellent off road parking facilities.

The rear garden is pleasantly private and has been landscaped with a generous patio seating area, an area laid to lawn, a summer house with power and lighting (that would make an ideal home office) and a workshop again with power and lighting.

This property is beautifully presented and early 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.

Superbly presented 3 bedroom end of terrace family home

Conveniently located for local shops, schools and amenities

Good sized living room

Open plan kitchen dining room

Luxuriously refitted first floor family bathroom

Driveway

Pleasantly private rear garden

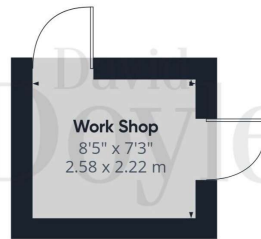
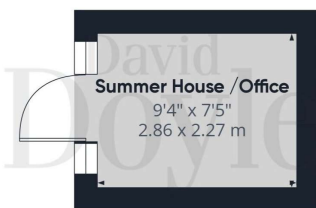
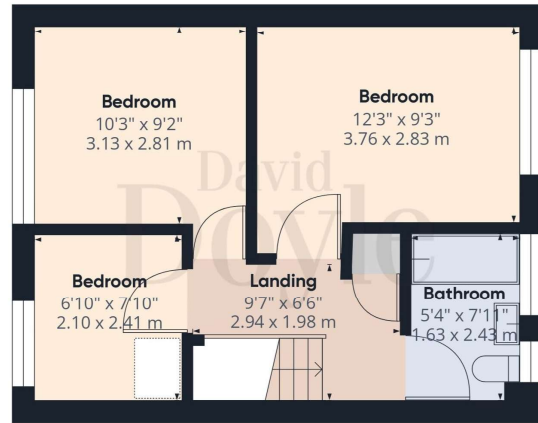
Summer house and workshop both with power and lighting

Viewing is highly recommended

Call NOW to arrange a viewing

Council Tax Band C

Tenure -Freehold



**Approximate total area<sup>(1)</sup>**

869.72 ft<sup>2</sup>

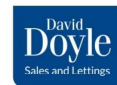
80.8 m<sup>2</sup>

(1) Excluding balconies and terraces

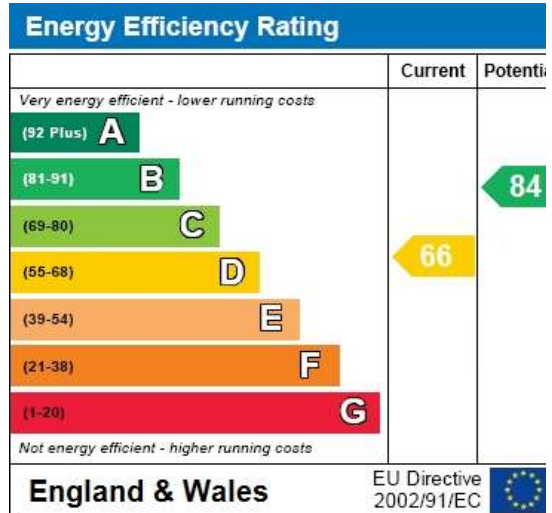
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Scan here for more details





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

# 14 Long Arrotts, Hemel Hempstead, Hertfordshire, HP1 3EU

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? 1959

Council Tax Band C

This year council tax charge 1900 ish

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 to the cabinet FTTC

Do you have a telephone connection? Landline

What parking facilities does your property have Private/driveway

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? Yes

If yes please state what rights are in place? Side alley we have rights to use but do not own

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.