

**1 Harvey Drive, Dagnall,
Berkhamsted, Hertfordshire,
HP4 1FR**

David
Doyle
Sales and Lettings

Offers Over £650,000 Freehold



This stunning 4 bedroom detached family home was constructed in 2019 and is located on an exclusive gated development in the sought after, historic, picturesque, countryside `village` of Dagnall. The property offers spacious and stylish accommodation, outstanding far reaching view to the rear and the ground floor is arranged with an impressive open plan kitchen dining family room with bi fold doors that open on to the rear garden, a separate dual aspect living room with patio doors that open on to a patio seating area, a utility room, guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The kitchen has been fitted to a high standard with a range of high gloss units, quartz work surfaces, feature lighting, integrated Neff appliances and an island unit with matching high gloss units, quartz work surfaces and a breakfast bar area for informal dining. The features 4 bedroom, the master bedroom with an ensuite shower room and a family bathroom. The bathrooms have been luxuriously fitted in white with chrome fittings. To the front of the property is a brick block driveway, a generous garage with an electric roller shutter doors, power, lighting and a personal door. The rear garden is pleasantly private and arranged with a patio seating area, an area laid to lawn and fenced boundaries. With the added benefits of underfloor heating, a water softener and an air source heat pump viewing is highly recommended.

Dagnall is a delightful and historic `Village` that offers outstanding views towards Ashridge Forest and the slopes of Whipsnade Zoo. The market town of Berkhamsted is close to hand and the facilities of Hemel Hempstead are but just a short drive away.

Vendors comments:

One of the best things about living in the village is the surroundings. Ashridge owned by the National Trust is a short drive away, amazing for bike rides, hiking and dog walks, however the village itself has some lovely walking paths to Little Gaddesden, Ivinghoe and the village of Studham.

The village is quiet and peaceful and a real community, with various events and activities organised throughout the year, the local pub serves freshly cooked meals with ingredients sourced from the local allotment. You can also purchase fresh meat and eggs from the local farm shop daily or take a short drive to the next town like Berkhamsted for more extensive shopping amenities.

Stunning 4 bedroom family home on a exclusive gated development

Impressive open plan kitchen dining family room with bi fold doors

Separate living room

Utility. Guest cloak room

Ensuite shower room to the master bedroom

Luxuriously fitted family bathroom

Generous garage and driveway

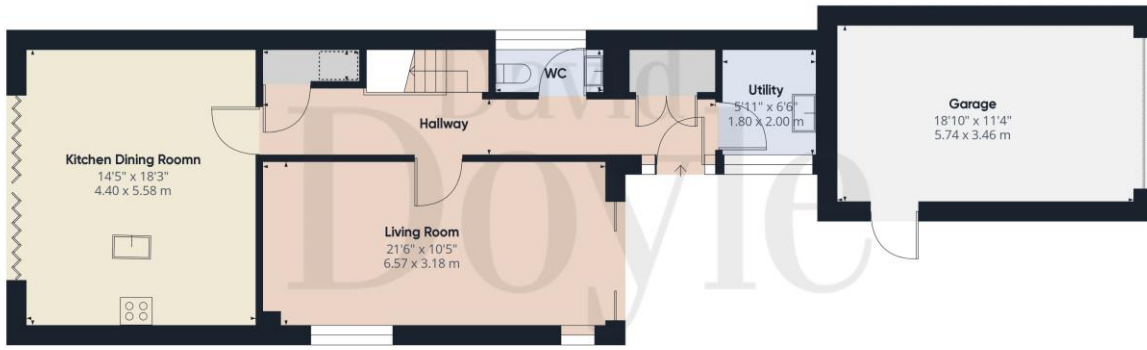
Pleasantly private rear garden

Underfloor heating. Air source heat pump. Water softener

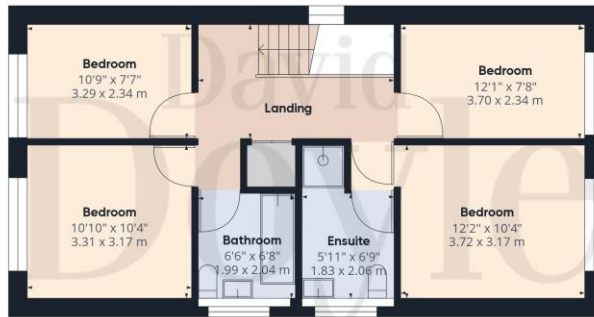
Viewing is a MUST

Council Tax Band F

Tenure -Freehold



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1562.53 ft²
145.16 m²

Reduced headroom
5.57 ft²
0.52 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.

GIRAFFE 360

Scan here for more details



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		94
(81-91) B	84	
(69-80) C		
(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

1 Harvey Drive, Dagnall, Berkhamsted, Hertfordshire, HP4 1FR

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? 2019

Council Tax Band F

This year council tax charge £3020

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Timber frame

Is your property supplied by mains electricity? Yes

Is your property supplied by mains Gas? Air source heat pump

Is your property supplied by mains drainage? Yes

Is your heating gas to radiator heating? Under floor heating throughout

How is your broadband supplied Fibre

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.