

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



173 Leys Road
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Price £425,000 Freehold



David Doyle are pleased to present this well presented Two Double Bedroom Semi detached family home (currently configured as a Three Bed) and with immense scope for extension subject to necessary planning consents and with a detached Garage to the gardens end accessed via a remote controlled up and over door. Conveniently located for local shops, schools and amenities, the property is well positioned. Comprising a Lounge (currently used as a bedroom) with feature fire and patio doors to the front aspect, a kitchen/dining Room with a range of wall and base units and opening to a conservatory leading to the rear garden. The first floor offers a refitted family bathroom and two Double Bedrooms. Externally, the property is situated on a corner plot with a generous lawned front garden and pleasantly private rear garden with a large Garage that could be split to provide a gym/home office. Offered with the benefits of Double glazing. Gas heating to radiators and NO UPPER CHAIN, an appointment to view 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.

Kitchen

Dining Room

Conservatory

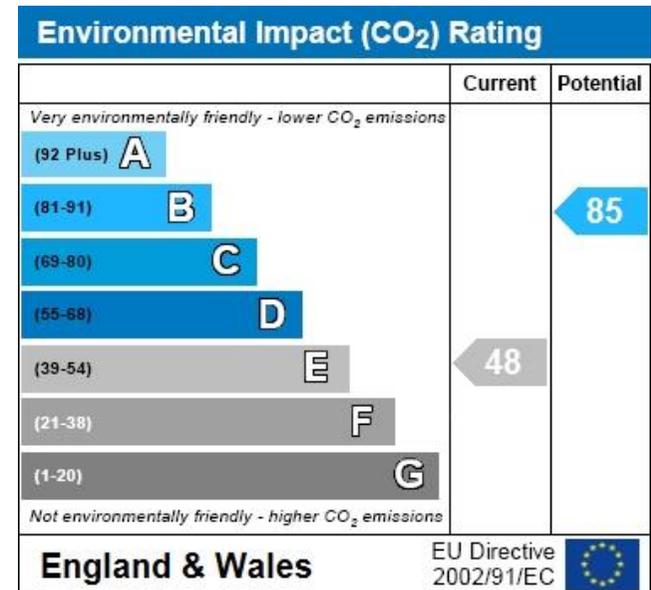
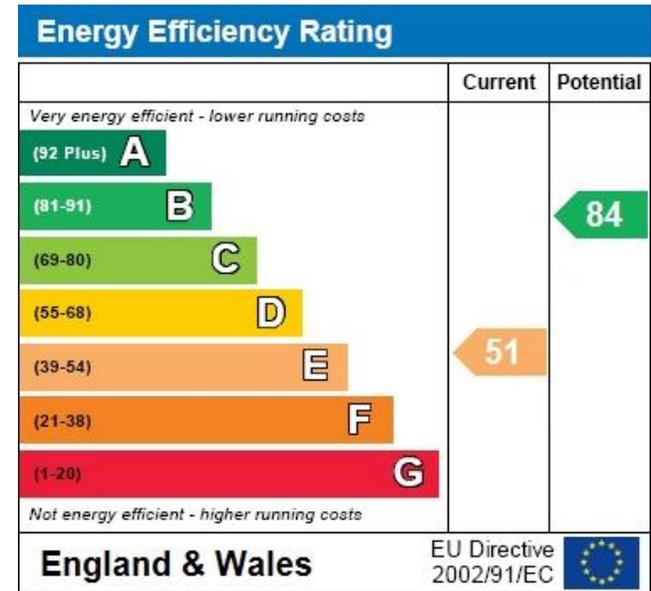
First floor refitted Bathroom

Double glazing and gas heating to radiators

Garden

Large Garage/Home Office

No Upper Chain



David Doyle

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.

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Call **01442 248671** to arrange a viewing or register an interest



Total area: approx. 103.1 sq. metres (1109.3 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.
Plan produced using PlanUp.

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