

# David Doyle

 **MAYFAIR**  
OFFICE.CO.UK



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Hemel Hempstead  
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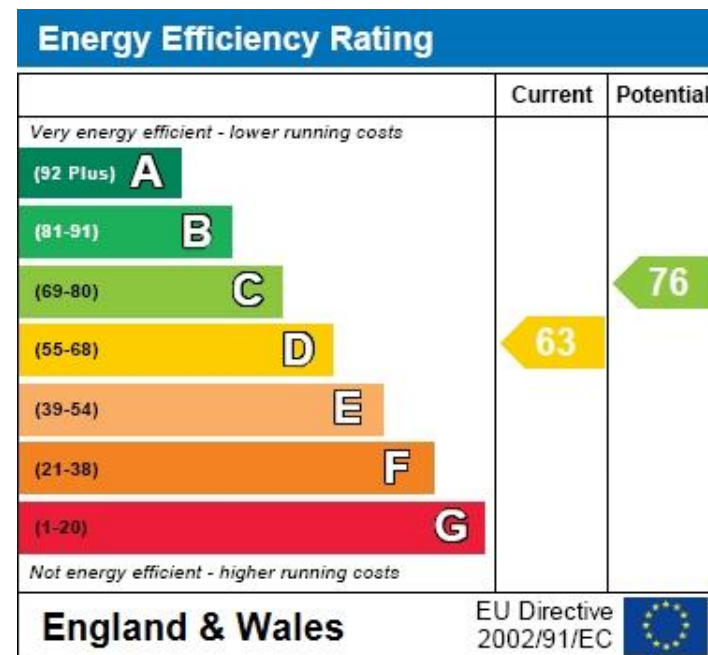
**Offers in Excess of £450,000**



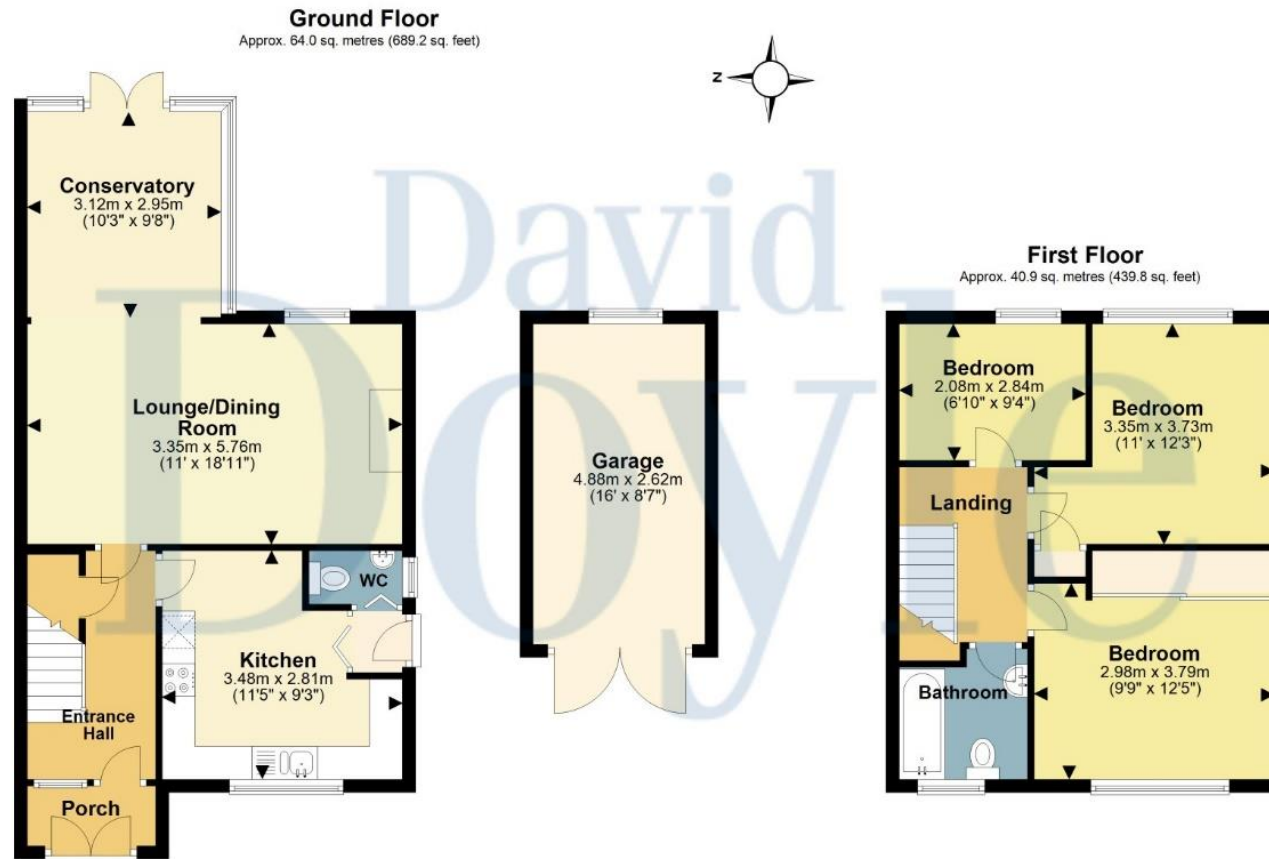
An extended and tastefully presented 3 bedroom semi detached family home with Driveway and Garage conveniently located for local shops, schools, amenities and Green line Bus service to London. The property has been well maintained by the current owners and is offered to the market in good order throughout. To the Ground floor, the accommodation comprises a large fitted kitchen/Breakfast room, a guest cloakroom and a bright Living/Dining room leading to a conservatory with patio doors opening to the rear garden. To the first floor are 3 Bedrooms, all in good decorative condition and a fitted family bathroom. Externally, the property boasts a rear garden of excellent size and arranged with a patio area leading to a large lawn with fenced boundarie and side access leading to the Garage and Driveway to the front of the property. With scope for further extension subject to the necessary planning consents and the huge benefit of NO UPPER CHAIN, an appointment to view is a must to appreciate this excellent family home.

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.

- 3 Bedroom Semi Detached Family Home
- Extended Living Accommodation
- Garage & Driveway
- Refitted Kitchen
- Good Order Throughout
- Large Rear Garden
- Potential to Extend (STNPC)
- NO UPPER CHAIN
- Call To View



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



Total area: approx. 104.9 sq. metres (1129.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanIt

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