

David Doyle

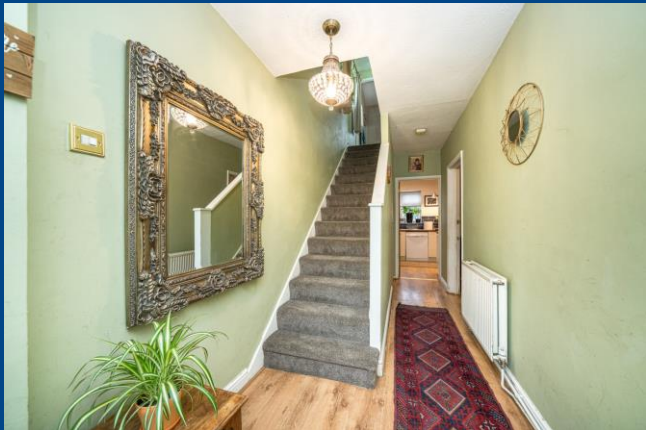
 **MAYFAIR**
OFFICE.CO.UK



**1 Oak Close
Nash Mills,
Hemel Hempstead
HP3 9TU**

01442 248671 www.daviddoyle.co.uk boxmoor@daviddoyle.co.uk

OIEO £450,000 Freehold



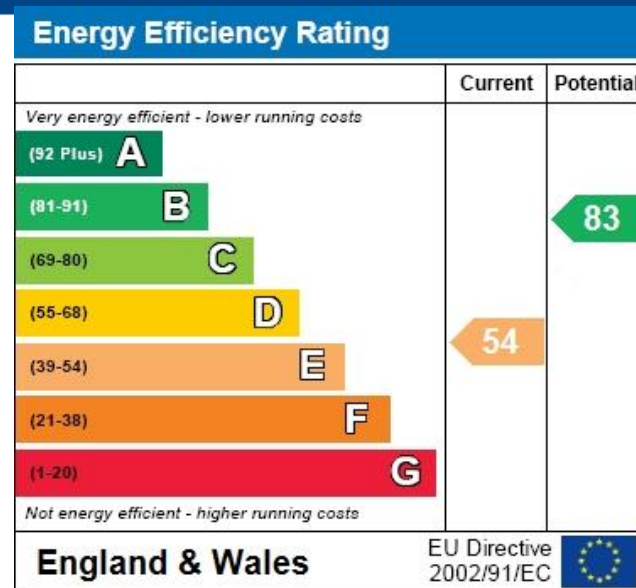
An extended and well presented 3 bedroom family home with spacious living accommodation, useable loft space and potential to extend further subject to the necessary planning permissions. Conveniently located for local shops, schools, amenities and mainline station with links to London Euston.

Lounge with open fireplace. Extended Kitchen/Dining/Family Room leading to a well arranged private landscaped garden with patio seating area and part astro turfed lawn. 3 bedrooms, Refitted first floor Bathroom. Recently converted Useable Loft Space. Double glazing. Gas heating to radiators..Excellent off street brick blocked driveway providing parking facilities for at least 3 vehicles.

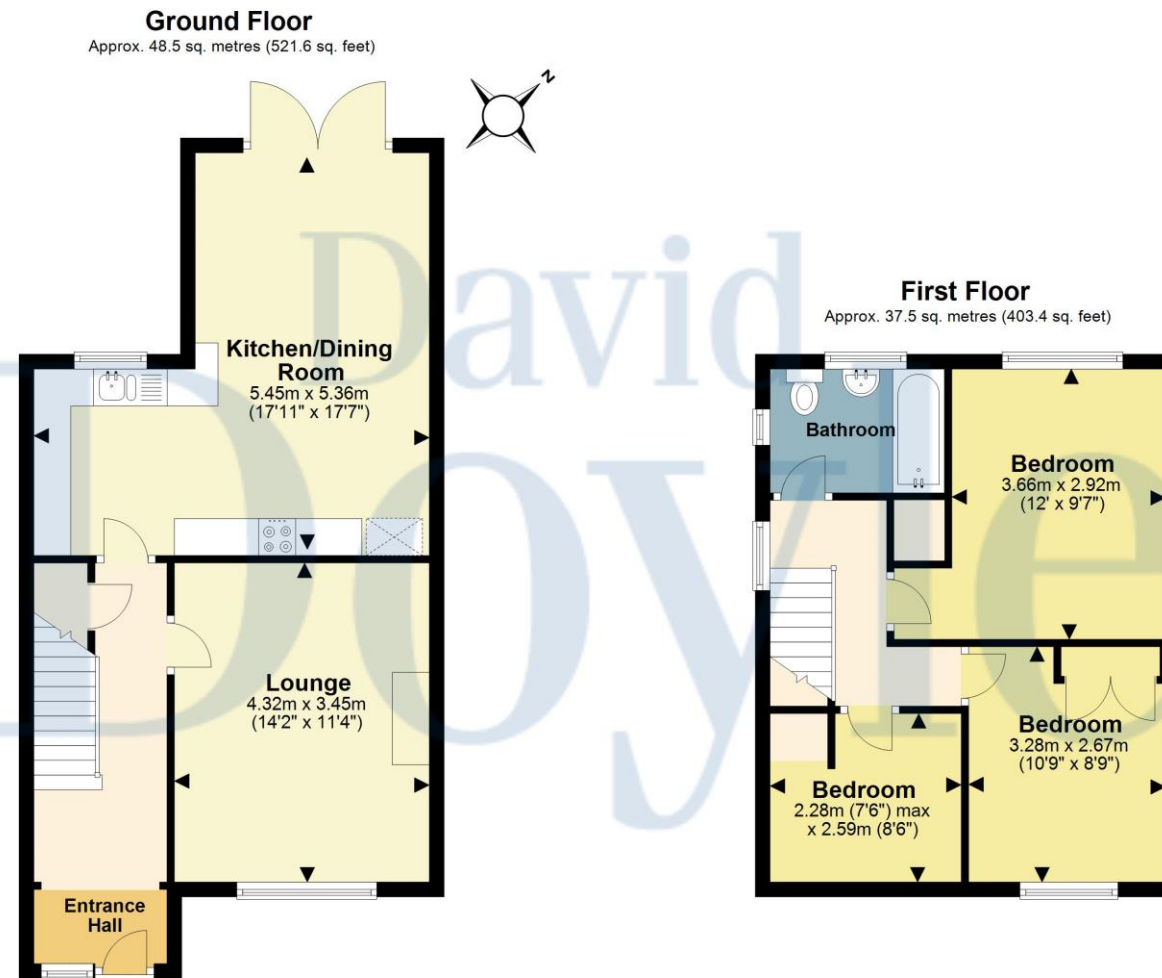
Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline

railway station offers a fast and frequent service to London Euston.

- Extended kitchen/dining area
- Separate lounge
- 3 Bedrooms
- Refitted first floor bathroom
- Landscaped rear garden
- Excellent Off Street Parking
- Potential for further extension STNPP
- Popular Nash Mills Location
- Close to excellent amenities
- Lovely Family home



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



Total area: approx. 85.9 sq. metres (925.0 sq. feet)

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

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