

# David Doyle

 **MAYFAIR**  
OFFICE.CO.UK



**2 Tenzing Road  
Hemel Hempstead  
HP2 4HT**

01442 248671 [www.daviddoyle.co.uk](http://www.daviddoyle.co.uk) [boxmoor@daviddoyle.co.uk](mailto:boxmoor@daviddoyle.co.uk)

**Guide Price £565,000** Freehold





An absolutely stunning 3 double bedroom semi detached family home with extended accommodation and a detached double garage. Conveniently located for local shops, schools and amenities. This property has been refurbished to a high standard throughout and provides stylish accommodation. The lounge has a feature fireplace place, feature split face tiled wall and bi fold doors opening on to the rear garden. An open plan kitchen ( with integrated appliances ) dining room provides an outstanding entertaining area with again bi fold doors opening on to the rear garden and patio doors opening on to the conservatory. The ground floor is completed with a utility room and a contemporary downstairs shower room. The first floor is equally well presented with a feature split face tiled wall on the landing with designer doors leading to the bedrooms and family bathroom. All the bedrooms have built in wardrobes and the family bathroom is fitted in white with chrome fittings with a wall hung vanity unit I tiled enclosed shower, panelled bath and a low level WC. The rear

garden is well arranged with both patio and decked seating areas, an area laid to lawn and feature flower beds. An extensive brick block driveway provides excellent off road parking facilities and a detached double garage has and electric door, power, lighting and a personal door accessed from the rear garden. 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.

## Three bedroom semi detached family home

Extended living accommodation

Detached double garage

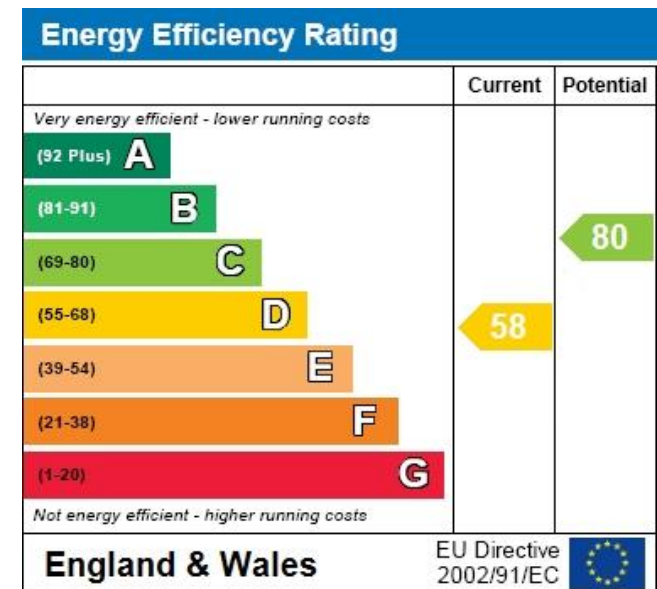
Modern Open plan kitchen/dining room

Excellent off road parking

Utility room

Separate Lounge and Conservatory

Downstairs shower room & cloakroom



David  
Doyle

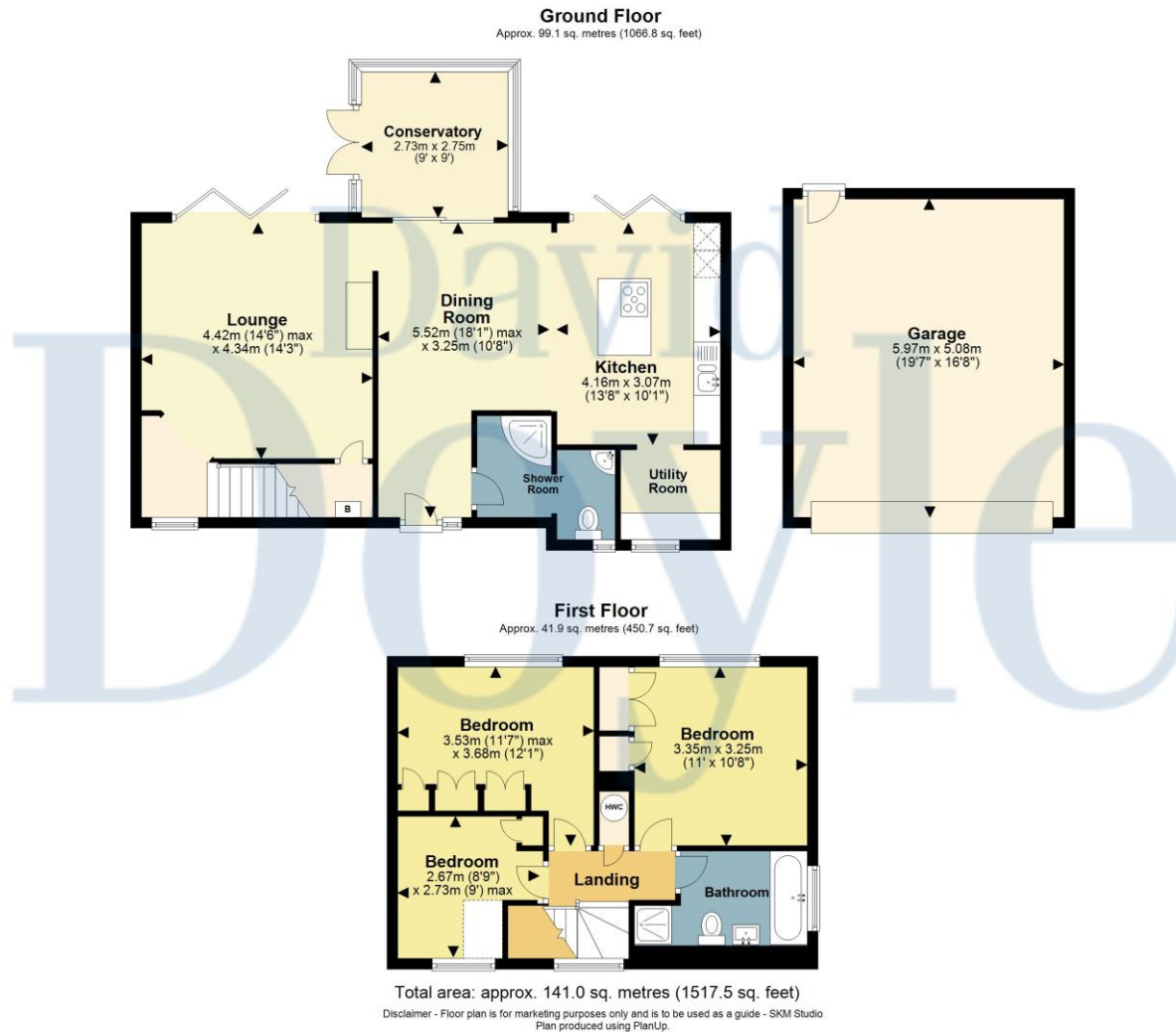
David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer 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.



MAYFAIR  
OFFICE.CO.UK



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



2 Tenzing Road  
Hemel Hempstead  
HP2 4HT



Boxmoor Office  
45 St Johns Road  
Boxmoor  
Hemel Hempstead  
Herts, HP1 1QQ  
01442 248671