

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**18 Candlefield Walk
Hemel Hempstead
HP3 9UR**

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Offers Over £425,000 Freehold



Extended and well presented 3 Bedroom family home with parking situated in this sought after cul-de-sac. Conveniently located for local shops, schools, amenities and main line station with links to London Euston. Lounge with a feature fireplace. Kitchen/Dining room. Utility room. Office. Downstairs Shower room. First floor Bathroom. Double glazing. Gas heating to radiators. Full width brick block driveway. Garden.

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.

Front door to :-

ENTRANCE HALL

Stairs leading to the first floor. Under stairs storage cupboard. Wood effect flooring. Doors to:-

LOUNGE

Double glazed window. Feature fire place with brick stock surround, wooden mantle and a real flame coals burning gas fire. Shelved alcove. Radiator.

KITCHEN/DINING ROOM

Fitted with a 1½ bowl single drainer sink unit with mixer tap and a range of matching shaker style wall and floor mounted units comprising both cupboards and drawers. Colour

coordinated square edge work surfaces and part tiled walls. Integrated double oven and grill. Matching island unit with breakfast bar area, integrated hob and extractor hood over. Integrated fridge. Shelved storage cupboard. Wood effect flooring. Radiator. Pair of double glazed French doors opening on to the rear gardens decked seating area. Double glazed door to:-

UTILITY ROOM

Double glazed door offering access to the rear garden. Space and plumbing for an automatic washing machine with space for a tumble dryer over. Radiator.

SHOWER ROOM

Fitted in white with chrome fittings and comprising a tiled shower cubicle with fitted shower and shower door, wall hung wash hand basin and a low level WC. Extractor fan.

OFFICE

Double glazed window. Wall mounted gas boiler. Wood effect flooring. Radiator.

FIRST FLOOR

LANDING

Access to loft space. Doors to:-

BEDROOM 1

Double glazed window. Built in wardrobe. Radiator.

BEDROOM 2

Double glazed window. Built in wardrobe. Airing cupboard. Radiator.

BATHROOM

Fitted in white with chrome fittings and comprising a panelled bath with mixer tap, shower attachment, shower

over and a fitted shower screen, pedestal wash hand basin and a low level WC. Colour co-ordinated tiled walls with feature tiling. Chrome heated towel rail. Double glazed window.

OUTSIDE

DRIVEWAY

Full width brick block driveway providing excellent off road parking facilities. Outside light. Side access to:-

REAR GARDEN

Pleasantly private and well arranged with decked seating area otherwise laid to lawn with fenced boundaries. Garden shed. Outside light.

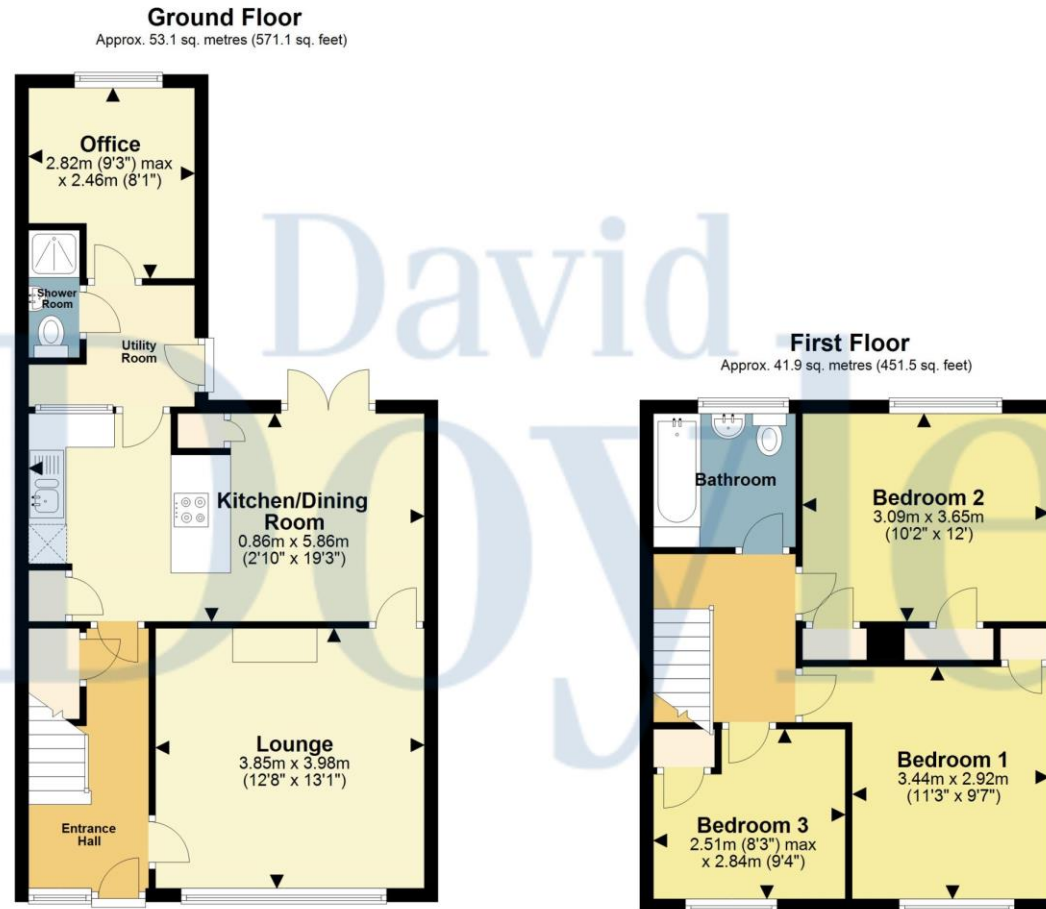
David
Doyle

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



Total area: approx. 95.0 sq. metres (1022.5 sq. feet)

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

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