

David Doyle

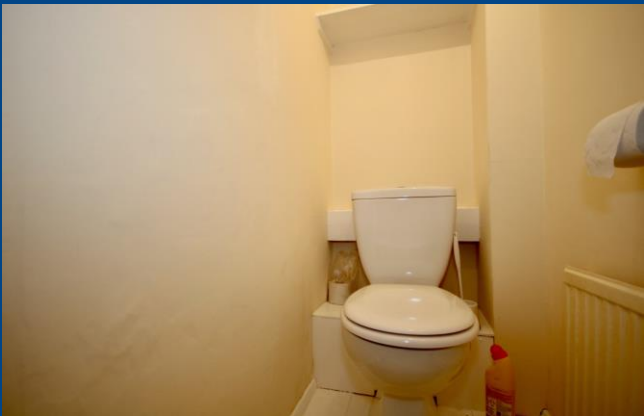
 **MAYFAIR**
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**38 Shrubhill Road
Hemel Hempstead
HP1 2BG**

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

Price £1,000 pcm To Let



Well presented 3 bedroom terrace family home with outstanding views . Conveniently located for local shops, schools, amenities and main line station with links to London Euston. Lounge with feature fireplace. Dining room. Kitchen. Utility room. First floor bathroom with a separate cloak room. Double glazing. Gas heating to radiators.

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

Double front door to:-
Stairs leading to the first floor. Radiator.

LOUNGE DINING ROOM
Double glazed window with outstanding views over the playing fields to the front of the property. Double glazed patio doors opening on to the rear garden. Feature fireplace with real flame effect coals burning gas fire. Radiator.

KITCHEN
Fitted with 1 1/2 bowl single drainer stainless steel sink

unit with mixer tap and a range of matching shaker style wall and floor mounted units comprising of both cupboards and drawers with matching cornice, plinths and pelmets. Colour coordinated work surfaces and part tiled walls. Double glazed window.

UTILITY ROOM
Wall mounted gas boiler. Under stairs storage cupboard. Wood effect flooring. Radiator.

FIRST FLOOR

LANDING
Access to loft space.

BEDROOM ONE
Double glazed window with outstanding views over the playing fields to the front of the property. Shelved airing cupboard. Storage cupboard. Radiator.

BEDROOM TWO
Double glazed window. Radiator.

BEDROOM THREE
Double glazed window. Radiator.

BATHROOM
Fitted in white with chrome fittings and comprising of a panelled bath with shower unit over. Pedestal wash hand basin with mixer tap. Colour coordinated part tiled walls. Radiator. Double glazed window.

CLOAK ROOM
Fitted in white with chrome fittings and comprising of a low level WC. Radiator.

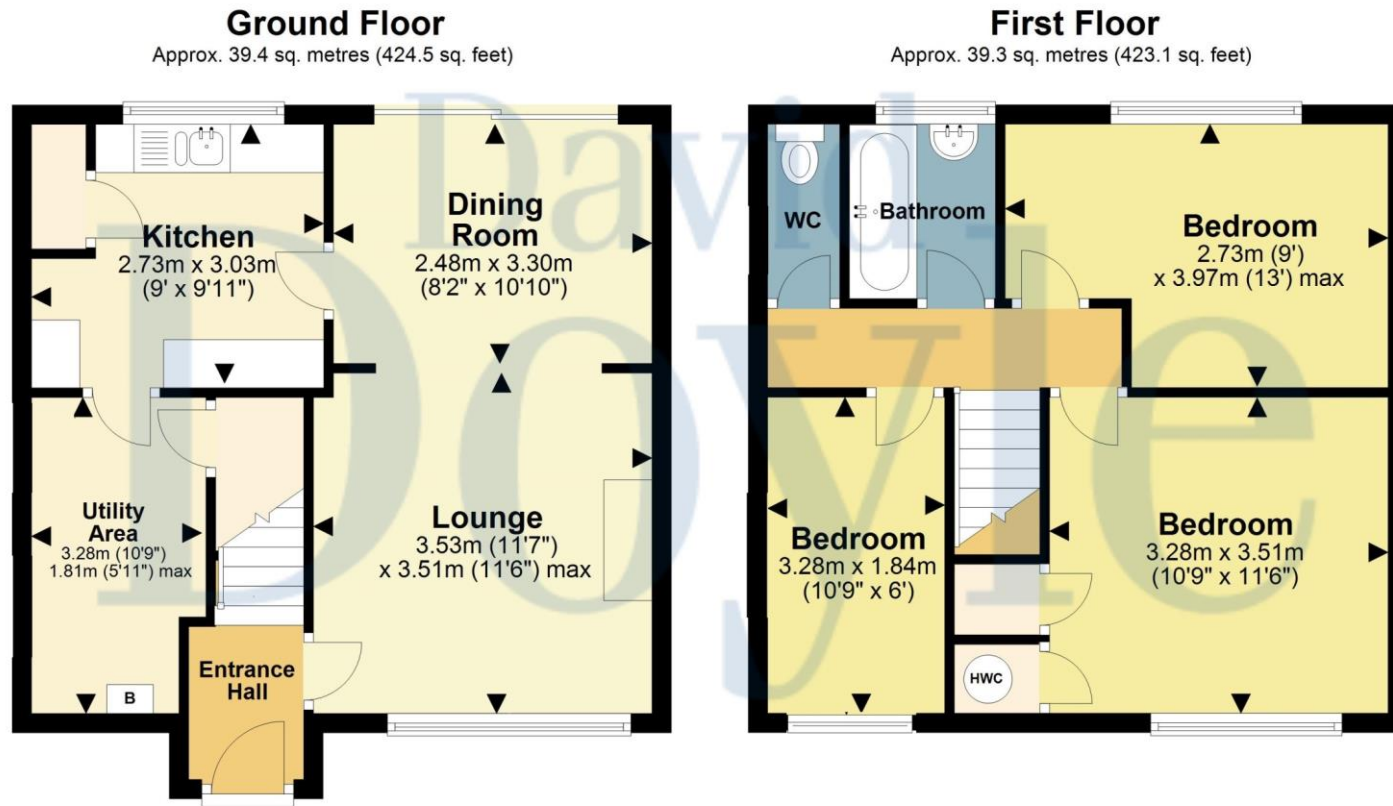
OUTSIDE

FRONT GARDEN
Arranged with an area laid to lawn. Fenced boundaries.

REAR GARDEN
Pleasantly private and well arranged with fenced boundaries.

PLEASE NOTE
The landlord is due to build a new property to the side of this so although it appears to be an end of terrace property it will become a mid terrace and building works are due to start shortly. External pictures are for guidance only.

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



Total area: approx. 78.7 sq. metres (847.6 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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