

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**53 Leys Road
Hemel Hempstead
HP3 9NB**

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Guide Price £390,000 Freehold



David Doyle are delighted to offer to the Sales Market this tastefully presented Three Bedroom Family home situated in this popular residential location close to highly regarded schooling and local amenities. The property has been well maintained and updated by the current owner and is offered in good condition throughout. The Ground floor accommodation comprises a hallway with stairs to the first floor and a door to the well proportioned dual aspect lounge/dining room with quality wooden flooring, a fitted kitchen with a range of wall and base units, work surfaces and integrated appliances and a personal door to the rear garden. The First floor boasts a spacious landing with loft access, Three well proportioned bedrooms and a family bathroom which has been luxuriously refitted to offer a white suite with chrome sanitary ware and fully tiled walls. Externally the property benefits from a landscaped rear garden attractively arranged with a decked seating area leading to a generous lawn and fenced boundaries. To the front of the property is a mature garden with a path to the front door and potential to

create Off Street Parking subject to the necessary consents. There is also ample on street parking close at hand. We highly recommend an internal Viewing to appreciate this lovely 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 Family Home

Spacious and Well Presented

Generous Rear Garden

Close to Amenities and Schools

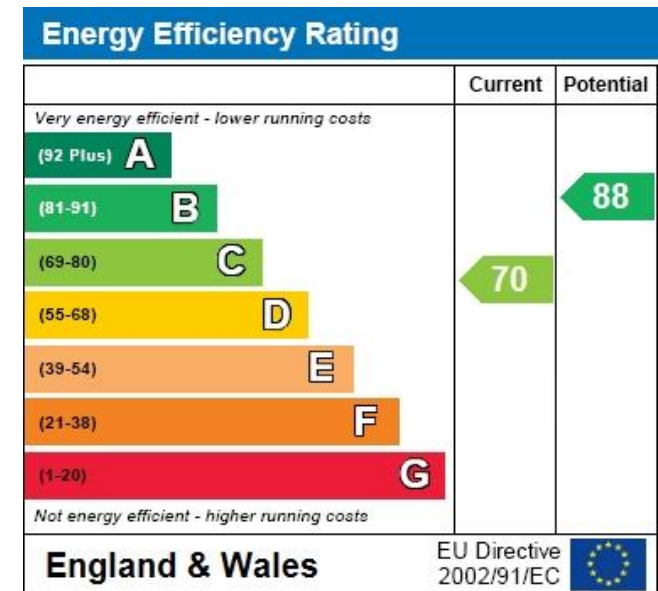
Dual Aspect Reception Room

Refitted Kitchen & Luxury Bathroom

Gas Central Heating & Double Glazing

Recently Replaced Boiler

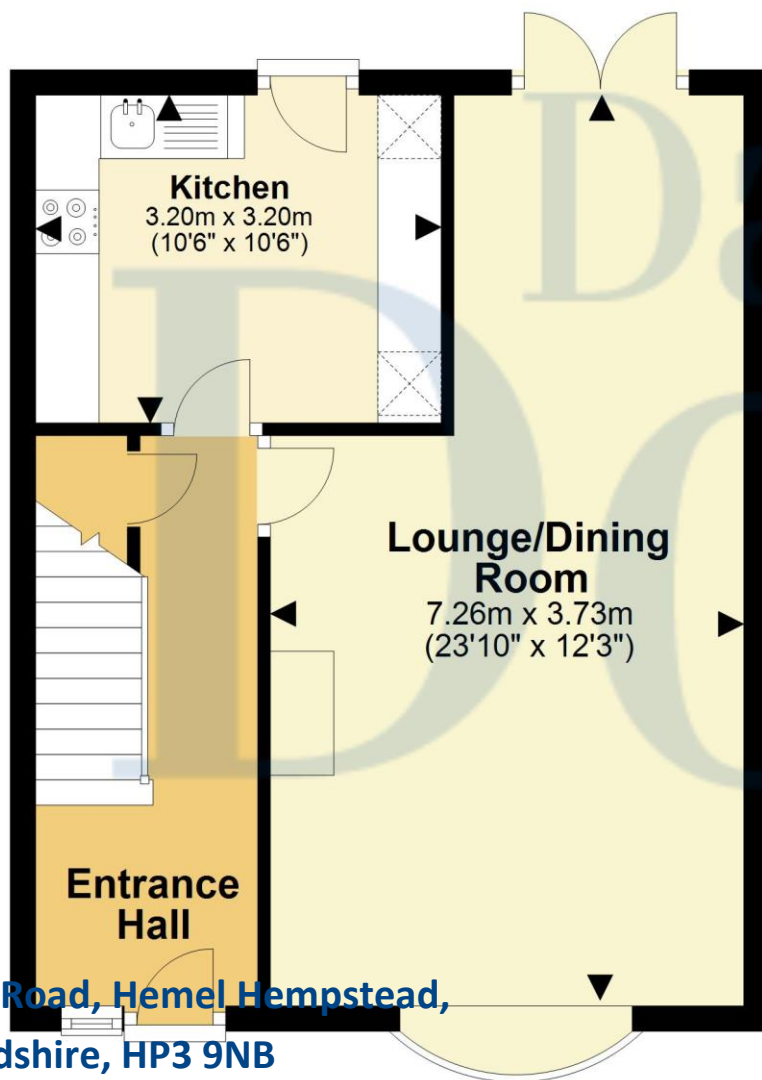
Potential To Create Parking (STNPC)



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

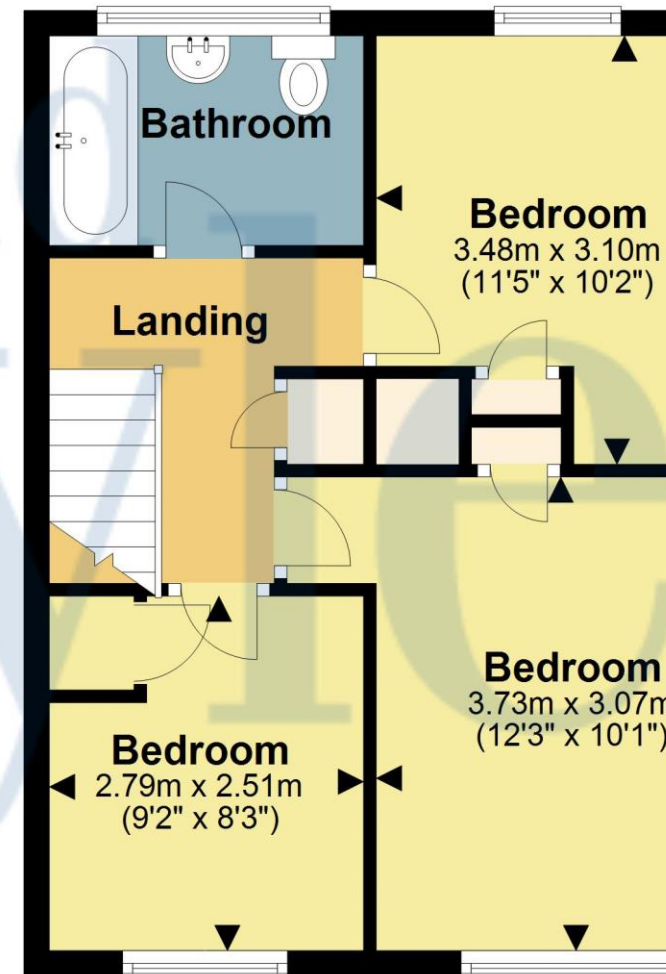
Ground Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.2 sq. feet)



Total area: approx. 83.2 sq. metres (895.3 sq. feet)

**53 Leys Road, Hemel Hempstead,
Hertfordshire, HP3 9NB**

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