

**17 St Albans Hill, Hemel  
Hempstead, Hertfordshire,  
HP3 9NG**

**David  
Doyle**  
Sales and Lettings

**OIEO £585,000** Freehold



This well presented 4 Bedroom bay fronted Semi Detached period property has been extended and offers spacious accommodation along with a Double Garage and Parking. The ground floor is arranged with a generous Lounge Dining Room, with the Lounge area benefiting from a feature fireplace and bay window, Kitchen Breakfast Room, Utility Room and a Family Room with doors leading on to the Rear Garden. The Ground floor is completed by a Guest Cloak Room and a welcoming Entrance Hall with stairs leading to the first floor. The first floor boasts 4 good sized Bedrooms with an Ensuite to the Master Bedroom and a family Bathroom. Externally you have both Front and Rear Gardens, the Front Garden is laid to lawn with herbaceous borders and a brick block path leading to the front door and gated side access. The Rear Garden is arranged with patio seating areas otherwise laid to lawn with herbaceous borders a garden shed and gated rear access to the Garage and Driveway. The brick block Driveway to the front of the Double Garage provides excellent off road parking facilities while the Double Garage has a personal door to the Rear Garden. **VIEWING IS A MUST.**

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 4 Bedroom Semi Detached period property

Double Garage and Parking

Open plan Lounge Dining Room

Kitchen Breakfast Room

Family Room

Utility Room

Guest Cloak Room

Ensuite to the Master Bedroom

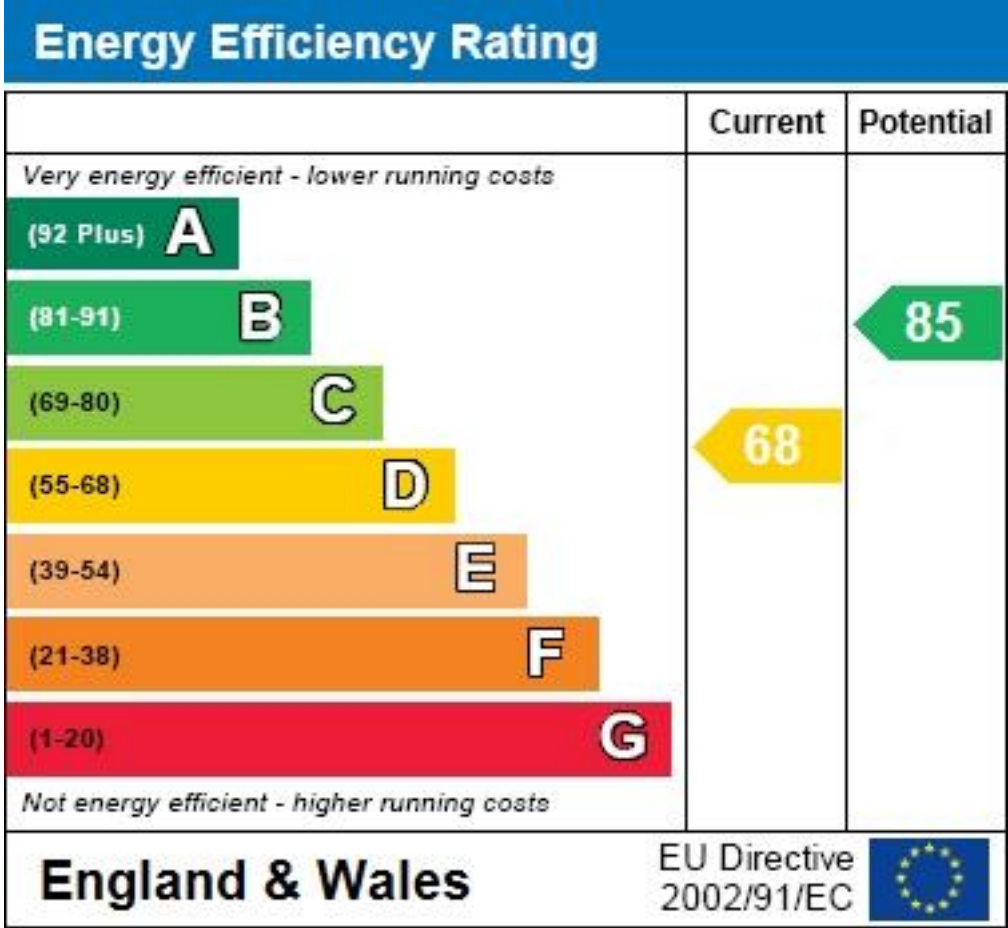
First floor family Bathroom

Front and Rear Gardens

Council Tax Band E

Tenure -Freehold







**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

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.