

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**10 Aubreys Road
Chaulden
HP1 2JP**

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Price £450,000 Freehold



David Doyle are delighted to offer to the Sales Market this excellent Three Bedroom Family home with Driveway and large rear garden situated in this popular HP1 residential side road close to highly regarded schooling, shops and local amenities. The property has been refurbished by the current owners to a high standard and is presented in exceptional decorative order. The Ground floor accommodation comprises a spacious entrance hall with stairs to the first floor and a door leading to the impressive dual aspect living/dining room opening to a separate kitchen/breakfast room offering a bespoke range of floor and wall mounted units, integrated appliances, a breakfast bar and coordinating work surfaces leading to a further utility area with matching units and space for white goods. The First floor boasts 3 well proportioned bedrooms and a family bathroom which has been refitted to offer a white suite with chrome sanitary ware. Externally the property benefits from a large and beautifully landscaped rear garden attractively arranged with a decked seating area leading to a generous lawn, mature

plants and shrubs, a shingled area, fenced boundaries and gated side access to the front of the property. To the gardens end is a very useful Garden Room/Summerhouse with light and power and a custom built Bar. To the front of the property is a Driveway offering excellent Off Street Parking Facilities and walled boundaries. 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

Driveway

Popular HP1 Position

Immaculate Decor Throughout

Outstanding Rear Garden

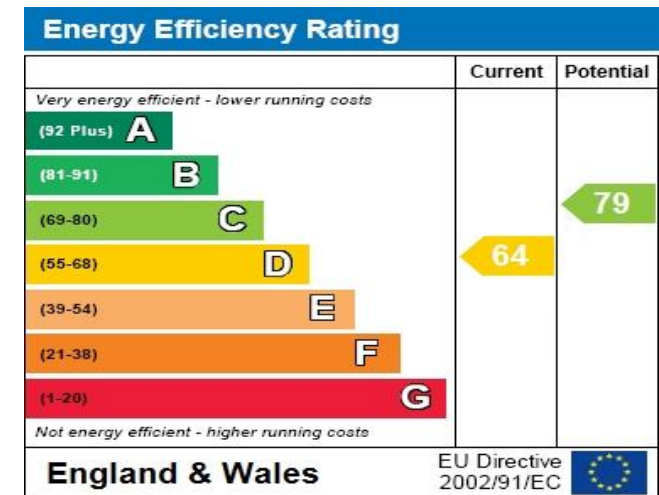
Garden Room

Dual Aspect Living/Dining Room

Complete Upper Chain

Refitted Kitchen/Utility

Must Be Viewed

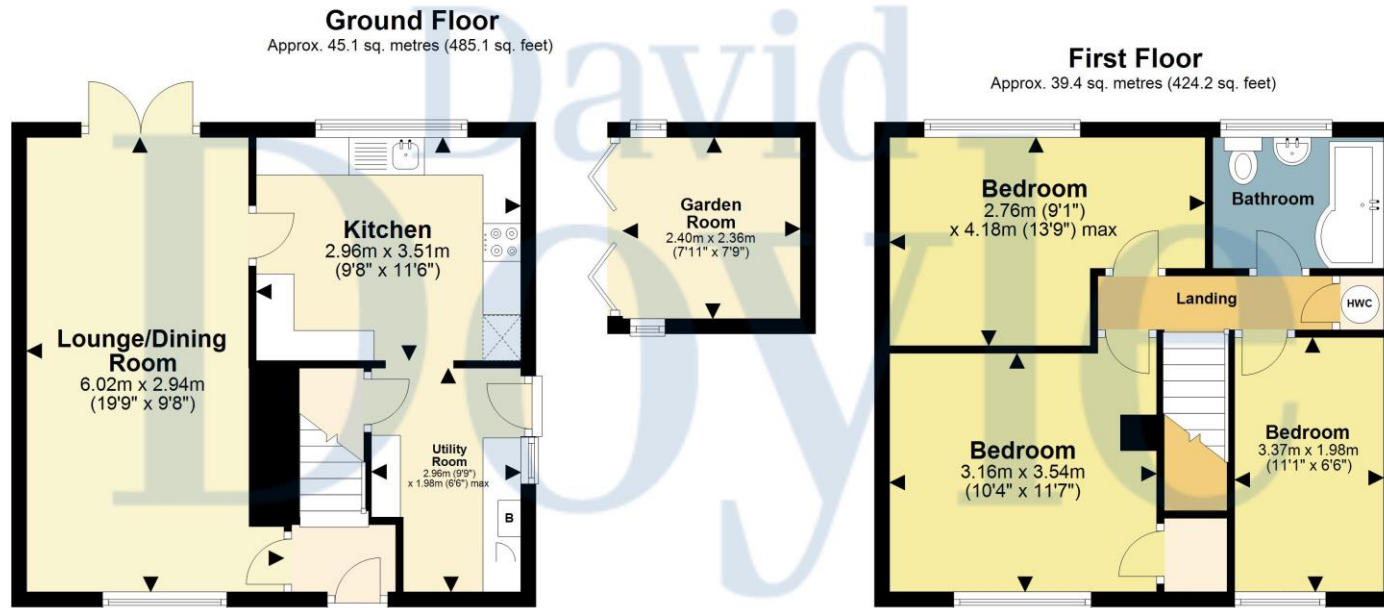


**David
Doyle**

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



Total area: approx. 84.5 sq. metres (909.4 sq. feet)

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

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