

# David Doyle

 **MAYFAIR**  
OFFICE.CO.UK



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**Offers in excess of £450,000** Freehold



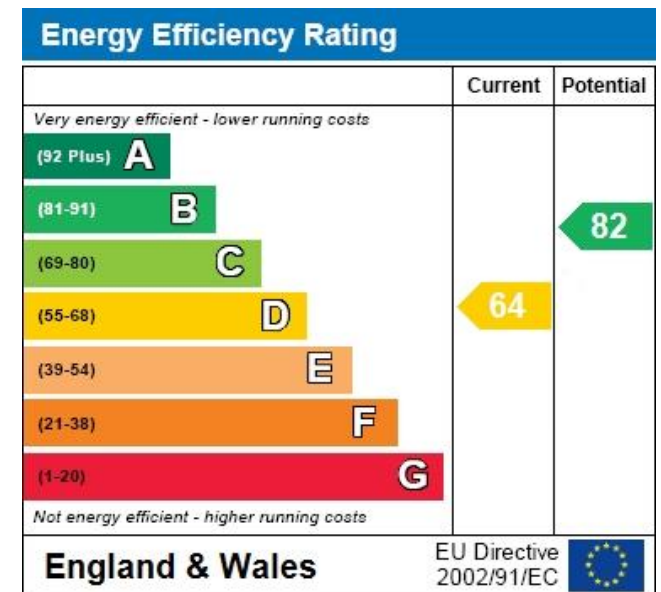


David Doyle are thrilled to offer to the Sales Market this exceptional 3 Bedroom home with Driveway situated in this popular Town Centre location close to excellent amenities and highly regarded schooling. The property has been lovingly extended and updated by the current owners to a high standard and offers versatile living space. The accommodation comprises an entrance porch with tiled flooring leading to a living room with quality wooden flooring, a cast iron fireplace with an attractive mantle and a double glazed sash window to the front aspect opening to a 2nd reception also with wooden flooring, stairs to the first floor double glazed window to the rear and leading to an inner vestibule with wooden flooring, a cupboard housing the wall mounted boiler and a door to the beautiful 4 piece bathroom fitted in a contemporary style with a white suite, chrome fittings and fully tiled walls. Finishing the ground floor accommodation is a stunning kitchen/breakfast room offering a wide range of wall and base units, granite work surfaces, an integrated oven and hob, dishwasher and space for further white goods, slate style tiled floor, distinct dining area and patio doors

opening to the rear garden. To the first floor are 3 spacious bedrooms, the Master with a range of fitted wardrobes and drawers and dual aspect sash windows to the front and side of the property, Bedroom 2 also boasts fitted wardrobes and Bedroom 3 is well proportioned and offers views to the rear aspect. Finishing the first floor is a very useful Guest WC fitted in a white suite. Externally, the garden is pleasantly private and arranged with a patio seating area leading to lawn with a shed to the gardens end and fenced boundaries. The front of the property offers a driveway, walled boundaries and steps with a cast iron hand rail to the front door. Offered in immaculate condition throughout, an appointment to view is a must to appreciate this rarely available immaculate 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
- 2 Reception Rooms
- Driveway
- Extended
- Immaculate condition throughout
- Close to Amenities
- Private Rear Garden
- Stunning Fitted Kitchen/Breakfast Room
- Refitted bathroom and Guest WC
- Call Now to View

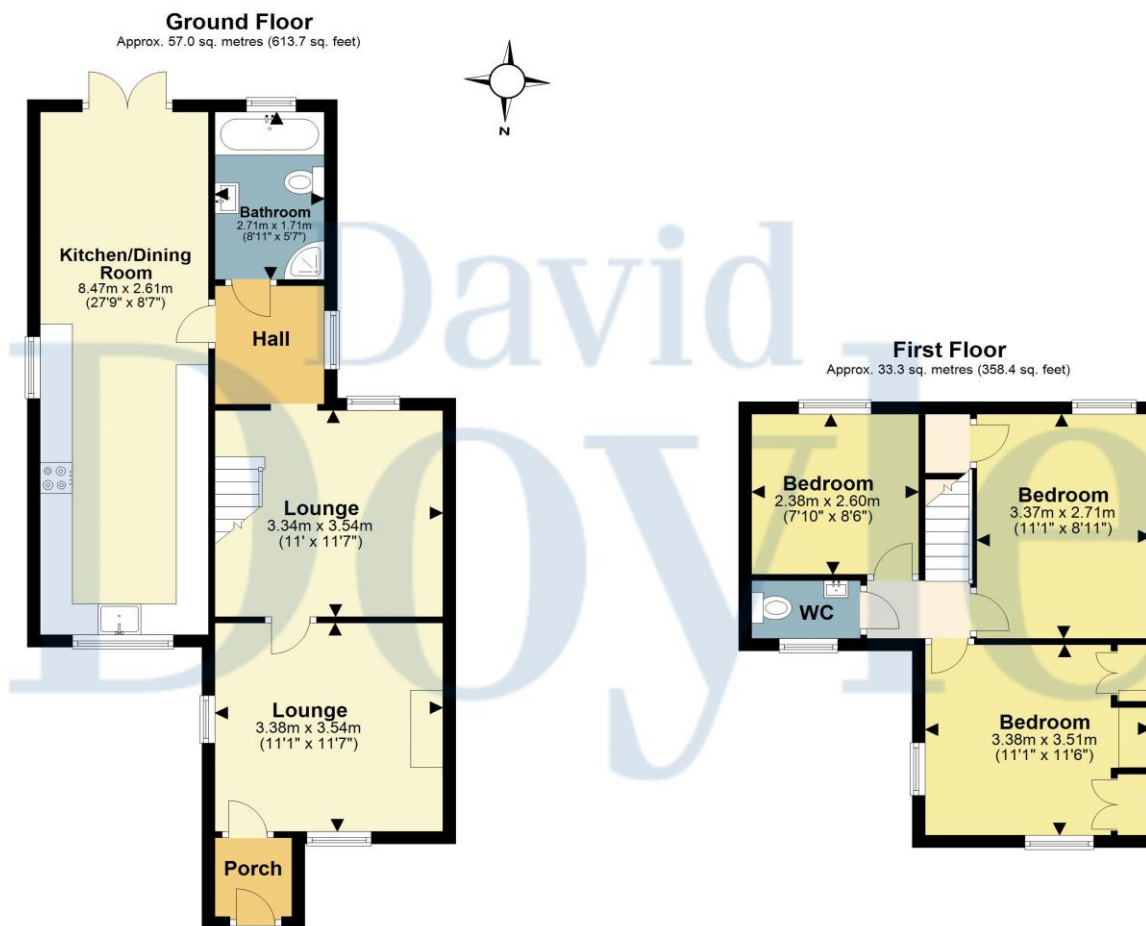


David  
Doyle

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



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