

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**7 Cooks Vennel
Gadebridge
HP1 3JB**

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Offers Over £390,000 Freehold



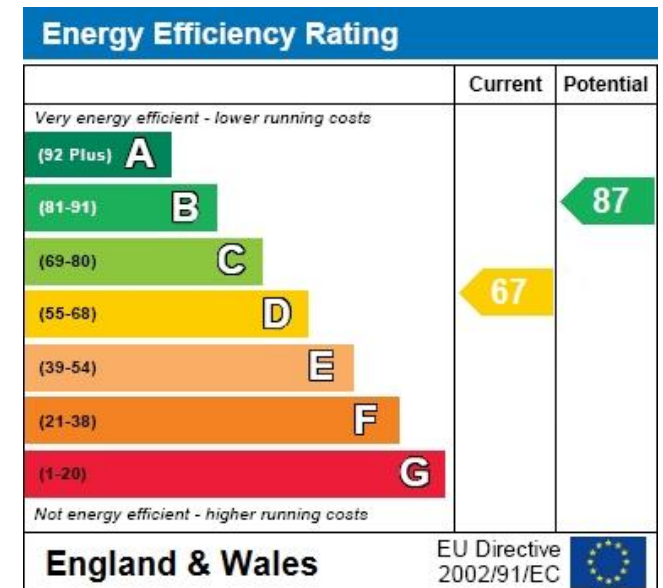
David Doyle are delighted to offer to The Sales Market this extended and very well presented 3 Bedroom family home which has been extensively refurbished by the current owners and benefits from a lovely private rear garden situated in this popular HP1 residential cul-de-sac close to parkland, excellent amenities and highly regarded schooling. Tastefully decorated throughout, the accommodation comprises a spacious hallway with doors to a Guest WC, a beautiful refitted kitchen/dining room with a range of contemporary wall and base units, work surfaces and integrated appliances, further storage cupboards and a bay window to the front aspect and a well proportioned living room offering a feature open fire place with an attractive tiled surround and patio doors opening to the rear garden. The first floor offers 3 excellent sized bedrooms, the Master with a range of fitted wardrobes and a luxury refitted family bathroom. Externally, a particular feature of the property is the lovely rear garden which is pleasantly private and arranged with a patio seating area leading to a lawn with a shed to the gardens end and fenced boundaries. To the front of the property is a

paved garden area with hedged borders. Further benefits include Gas Central Heating and Double Glazing. An appointment to View is highly recommended to appreciate this fabulous family home.

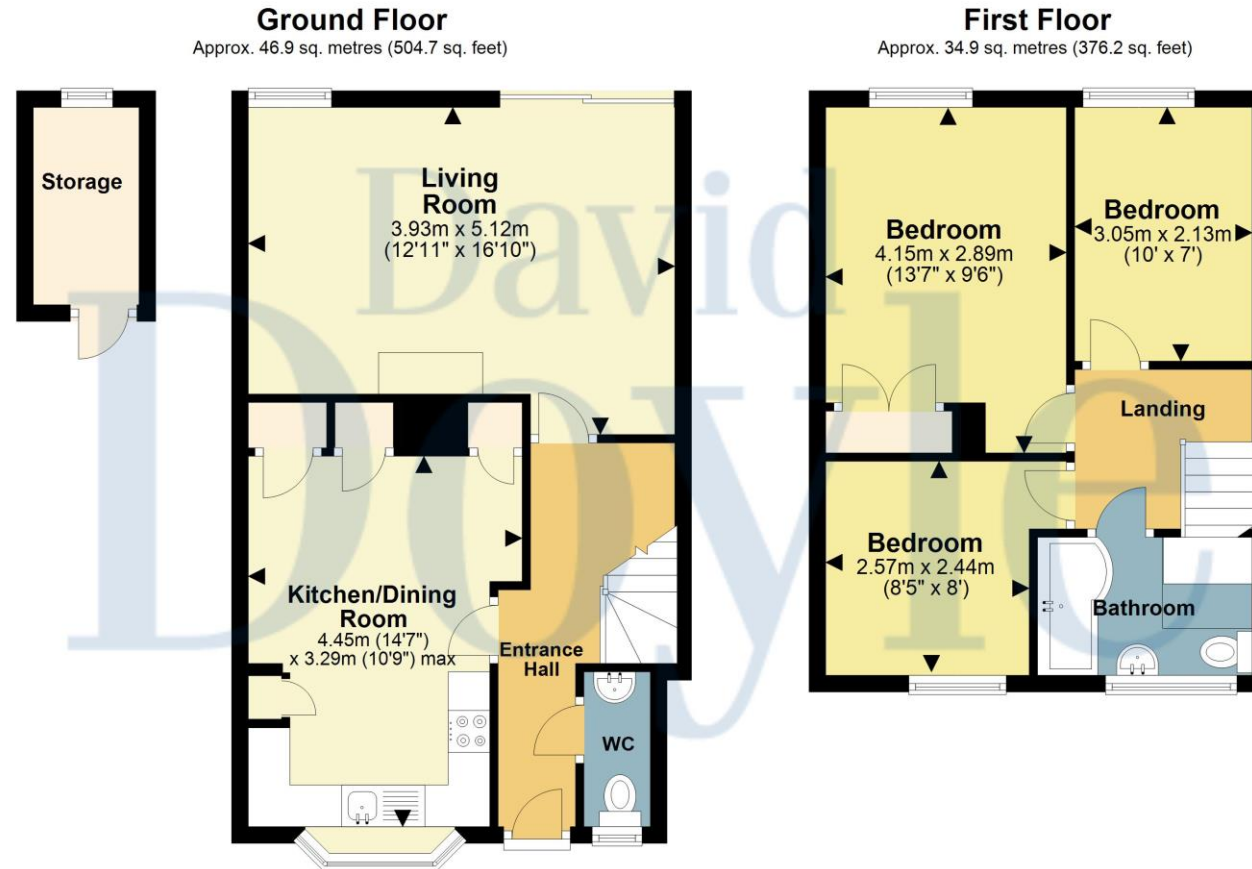
Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

- 3 Bedroom Family Home
- HP1 Cul de Sac Situation
- Refurbished by the Current Owners
- Luxury Kitchen/Dining Room
- Spacious Lounge
- Private Rear Garden

- Contemporary Bathroom
- Tasteful Decor Throughout
- Call to View



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



Total area: approx. 81.8 sq. metres (880.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio

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