

David  
**Doyle**

 **MAYFAIR**  
OFFICE.CO.UK



**12 Severnmead  
Hemel Hempstead  
HP2 6DX**

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**Offers in Excess of £400,000**



David Doyle are delighted to offer to the Sales Market this rarely available and much loved 3 Bedroom Family Home with Garage and Driveway tucked away in this popular HP2 location close to excellent amenities and travel links. Coming to the Sales Market for the first time in many years and requiring some modernisation, the property sits on a generous plot and has scope for extension subject to the necessary planning consents. The accommodation comprises a spacious hallway with doors to the bright Lounge with a feature brick built fireplace and patio doors opening to the rear garden, a fitted kitchen/dining room with a range of wall and base units opening to a distinct dining area and also accessed from the entrance hall is a very useful utility room and Guest Cloakroom. To the first floor are 3 good sized bedrooms and a family bathroom. Externally, a particular feature of the property is the rear garden, which is of good size and well arranged with a patio seating area, otherwise mainly laid to lawn with fenced boundaries, mature plants, trees and shrubs and a . To the front of the property is a further garden area with mature shrubs, hedged borders, steps to the front door and a driveway leading to the Garage The property is bright and spacious with lovely views to the rear and is offered with the benefits of Double Glazing, Gas Central Heating and NO UPPER CHAIN. An appointment to view is a must to appreciate the potential this lovely home has to offer.

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**

**Garage & Parking**

**Well Maintained Throughout**

**First Floor Bathroom and Ground Floor Guest Cloakroom**

**Popular HP2 Situation**

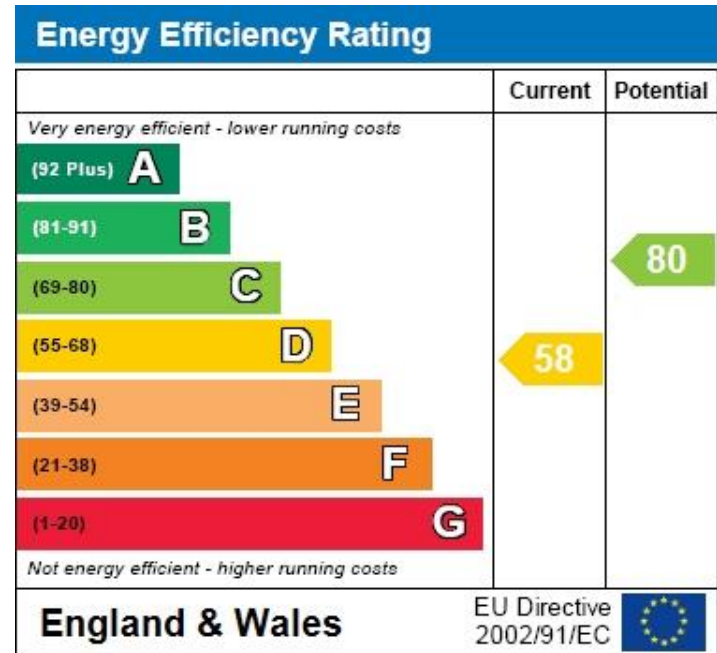
**Generous Proportions**

**Private Rear Garden**

**Scope To Modernise**

**NO UPPER CHAIN**

**Call To View**

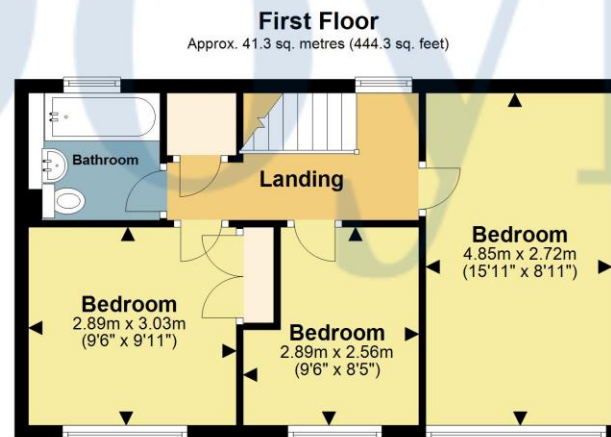


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Call **01442 248671** to arrange a viewing or register an interest



Total area: approx. 109.1 sq. metres (1174.8 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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