

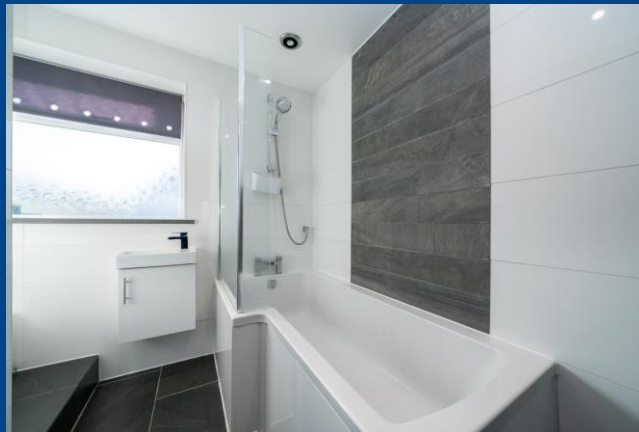
David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**30 Mountfield Road
Adeyfield
HP2 5DX
Offers In Excess Of
£525,000**

01442 248671 www.daviddoyle.co.uk boxmoor@daviddoyle.co.uk



David Doyle are delighted to offer to the Sales Market this exceptional 3 Double Bedroom Semi Detached Family Home with Driveway, Two storey Double Garage/Games room situated in this ever popular Adeyfield Cul De Sac close to excellent Travel links and amenities including `The Queens Square` and Hemel Hempstead Old Town with its eclectic range of shops, bars and restaurants. In excess of 1750 square feet, the property is situated on a considerable plot and benefits from versatile living space and scope for redevelopment/extension subject to the necessary planning consents. Currently comprising a spacious hallway with quality wooden flooring and understairs storage opening to the fitted kitchen with a range of wall and base units, coordinating wooden work surfaces, breakfast bar and space and plumbing for white goods. Also accessed from the hallway is a Guest Shower room and a well proportioned living room with a feature fireplace and patio doors opening

to an impressive dual aspect conservatory with beautiful woodland views over the rear garden. To the first floor are three Double Bedrooms, the Master with a range of bespoke fitted wardrobes and a contemporary bathroom, recently refitted in a white suite with chrome sanitary ware. Externally, the outside space is a real feature of the property offering a generous garden arranged with a decked seating area and steps down to an impressive lawn with fenced boundaries and a shingled area with attractive plants and shrubs. In addition to the living accommodation, the property also has the huge benefit of a Garage which is of particularly vast size and two storey with potential to convert to the individuals needs. To the front of the property is a Driveway offering extensive parking facilities. Offered in pristine decorative condition throughout and having been exceptionally well maintained by the current owner, an appointment to view is highly recommended.

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

Off Street Parking

Double Storey Garage

Potential to Extend STNPC

Good Order Throughout

Popular Adeyfield Cul De Sac

Close To Amenities

Newly Fitted Family Bathroom

Impressive Garden

Call To View

David
Doyle

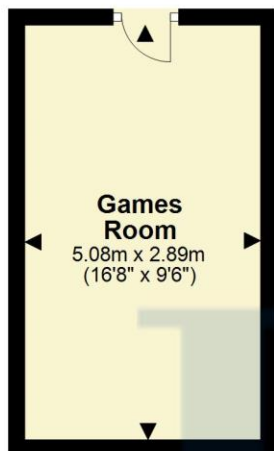
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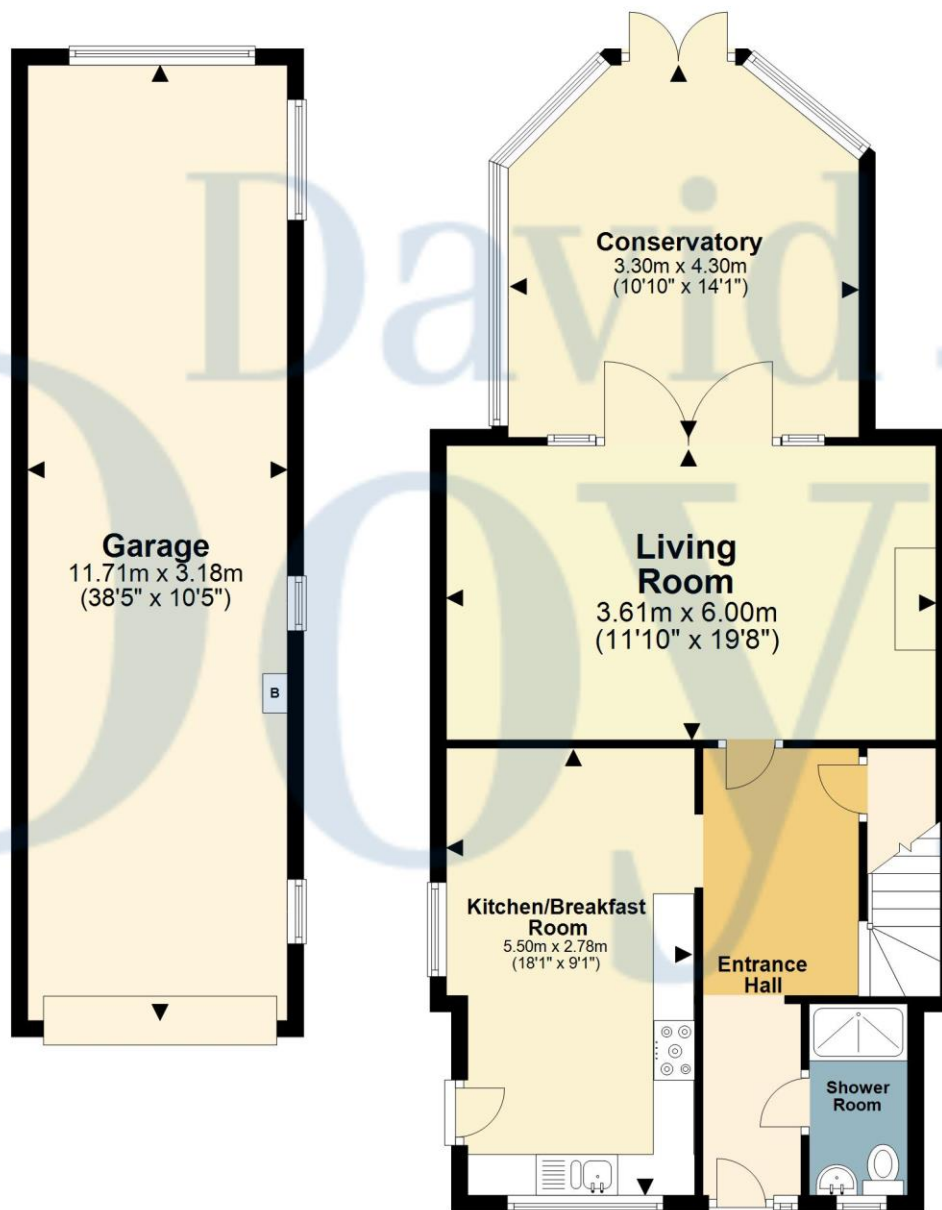
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Call **01442 248671** to arrange a viewing or register an interest

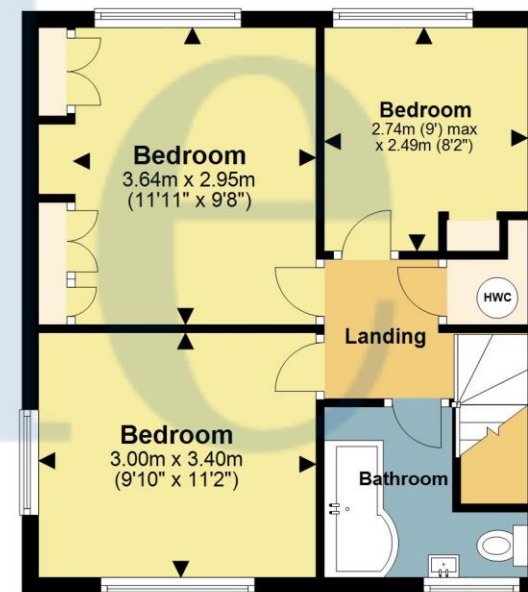
Under Garage
Approx. 14.7 sq. metres (157.9 sq. feet)



Ground Floor
Approx. 108.4 sq. metres (1167.0 sq. feet)



First Floor
Approx. 40.4 sq. metres (434.8 sq. feet)



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Adeyfield HP2 5DX**

Boxmoor Office
45 St Johns Road
Boxmoor
Hemel Hempstead
Herts, HP1 1QQ
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