

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**156 Fennycroft Road,
Gadebridge
HP1 3NS**

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Guide Price £315,000



David Doyle are delighted to offer to the sales market this spacious three double bedroom duplex maisonette, located in this sought after HP1 residential situation, with far reaching views and convenient for local shops, schools and amenities.

The accommodation has been updated by the current owners and comprises of an entrance porch and doors to the entrance hall, offering stairs to the first floor and a personal door to the rear garden.

To the first floor is a hallway with doors to a beautifully refitted guest cloakroom, a fitted kitchen with a range of wall and base units, coordinating work surfaces, a larder cupboard and glorious countryside views.

The spacious lounge has quality laminate flooring, views to the front aspect, an attractive feature fireplace and double doors to the separate dining room, again with views to the front.

To the second floor is a landing with access to the loft area, three well-proportioned double bedrooms, all of which have been recently decorated and are bright and spacious. Finishing the accommodation is a recently refitted contemporary family bathroom.

Externally, the property has a generous private rear paved garden with fenced boundaries and a separate drying area. Situated close to picturesque

walks and with benefits including double glazing and gas central heating, 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 Double Bedroom Maisonette

Popular HP1 Situation

Glorious Views

Recently Refitted Bathroom & Guest Cloakroom

Close To Excellent Amenities

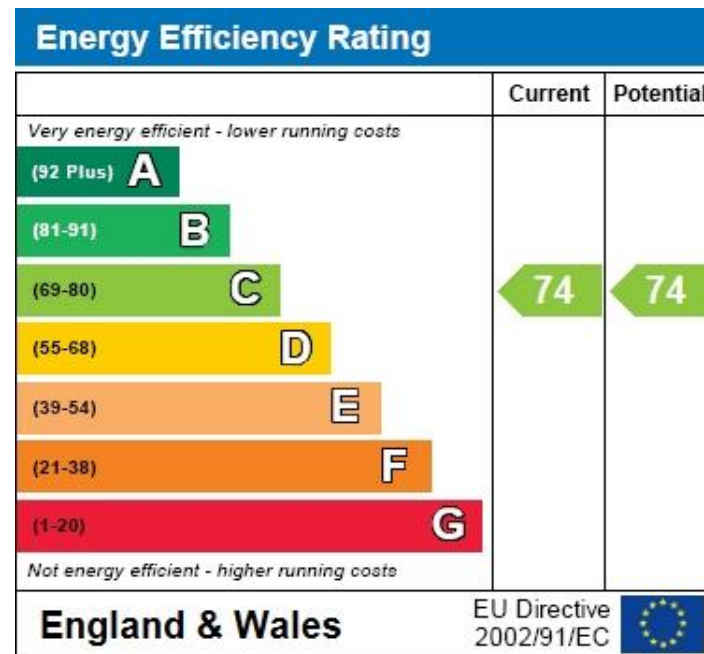
New Boiler Fitted in 2015

Exterior Refurbished in Late 2019 To Include Main Roof

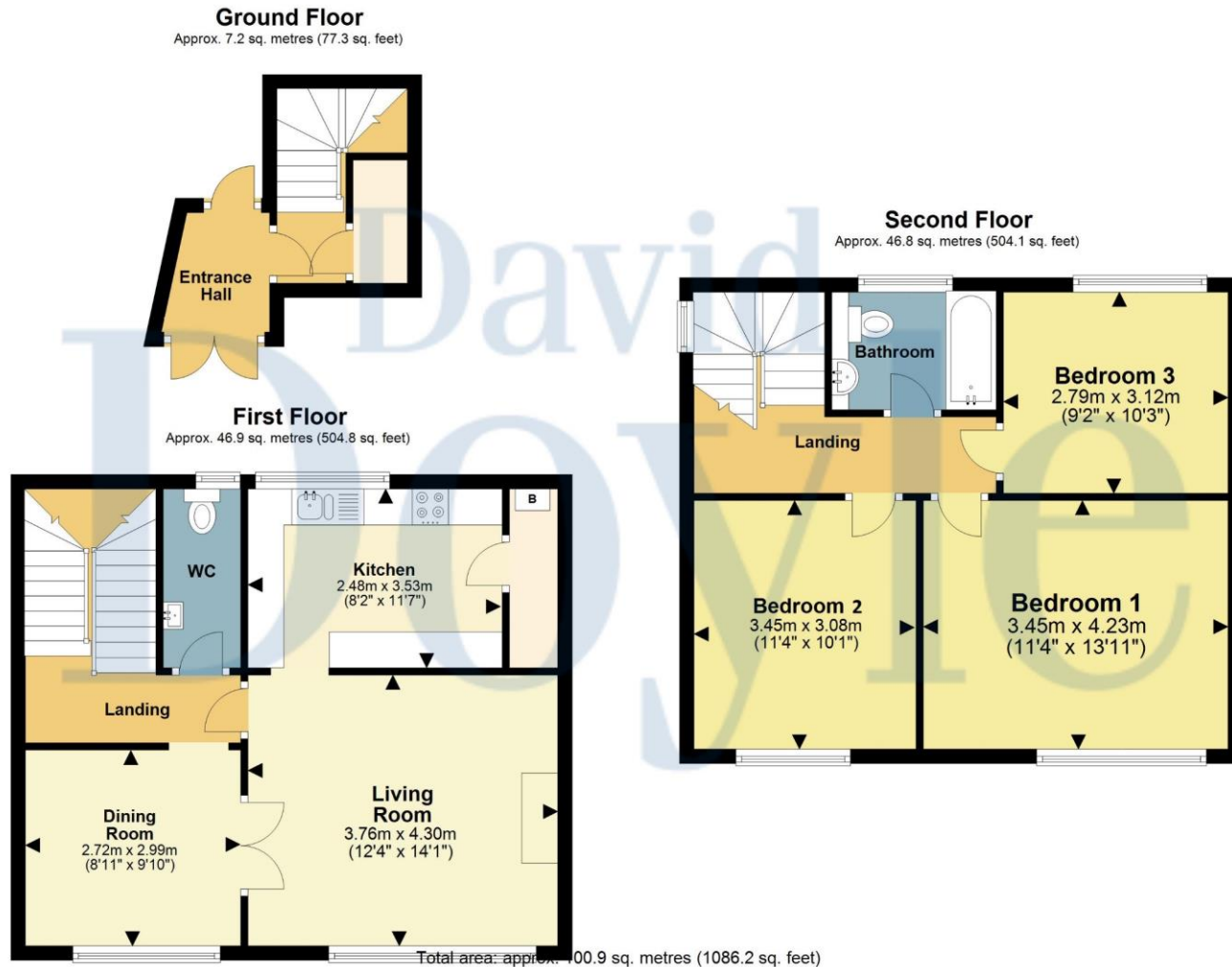
Fences Replaced in 2020/21

Private Garden & Drying Area

Call To View



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



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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