

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**36 Howards Drive,,
Gadebridge
HP1 3NG**

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Guide Price £550,000



David Doyle are delighted to offer to the sales market this fantastic Five Bedroom Family home with Driveway and Garage situated in this popular HP1 residential location offered with NO UPPER SALES CHAIN. The property has been extensively extended and updated by the current owner to offer flexible living space and comprises a spacious hallway with bespoke understairs storage cupboards, a guest cloakroom, stairs to the first floor and doors to the generous triple aspect family room with patio doors to the rear garden, a separate reception room that offers flexible living space currently used as a dining room and finishing the ground floor accommodation is a well proportioned kitchen/breakfast room offering a vast range of wall and base units, coordinating work surfaces, an integrated dishwasher, space and plumbing for white goods and a distinct breakfast area with patio doors to the rear garden. To the first floor are five excellent bedrooms, the Master with an en suite shower room and finishing the first floor accommodation is a newly refitted fully tiled contemporary bathroom with a white suite

and heated towel rail. Externally, the property benefits from a generous garden arranged with a large decked seating area otherwise laid to lawn with fenced boundaries. To the rear of the property is a garage and a driveway providing excellent off street parking facilities. Offered in pristine condition throughout, an internal viewing is much advised to appreciate this excellent family home.

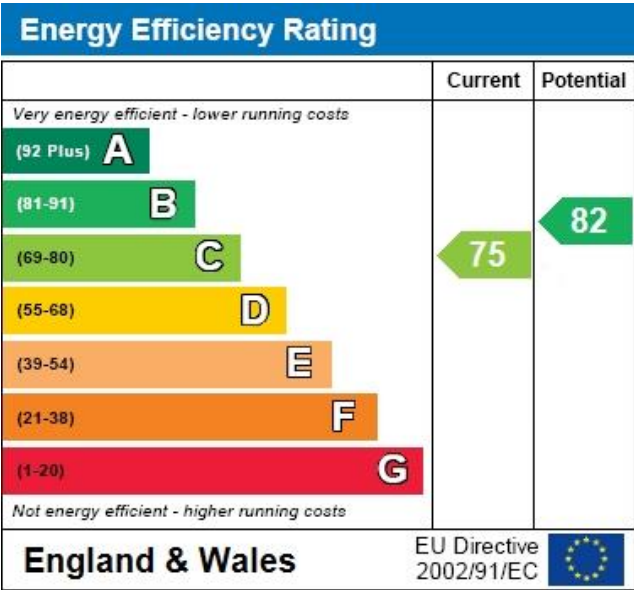
Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Extended Five Bedroom Family Home
Garage & Driveway

HP1 Situation
Excellent Order Throughout

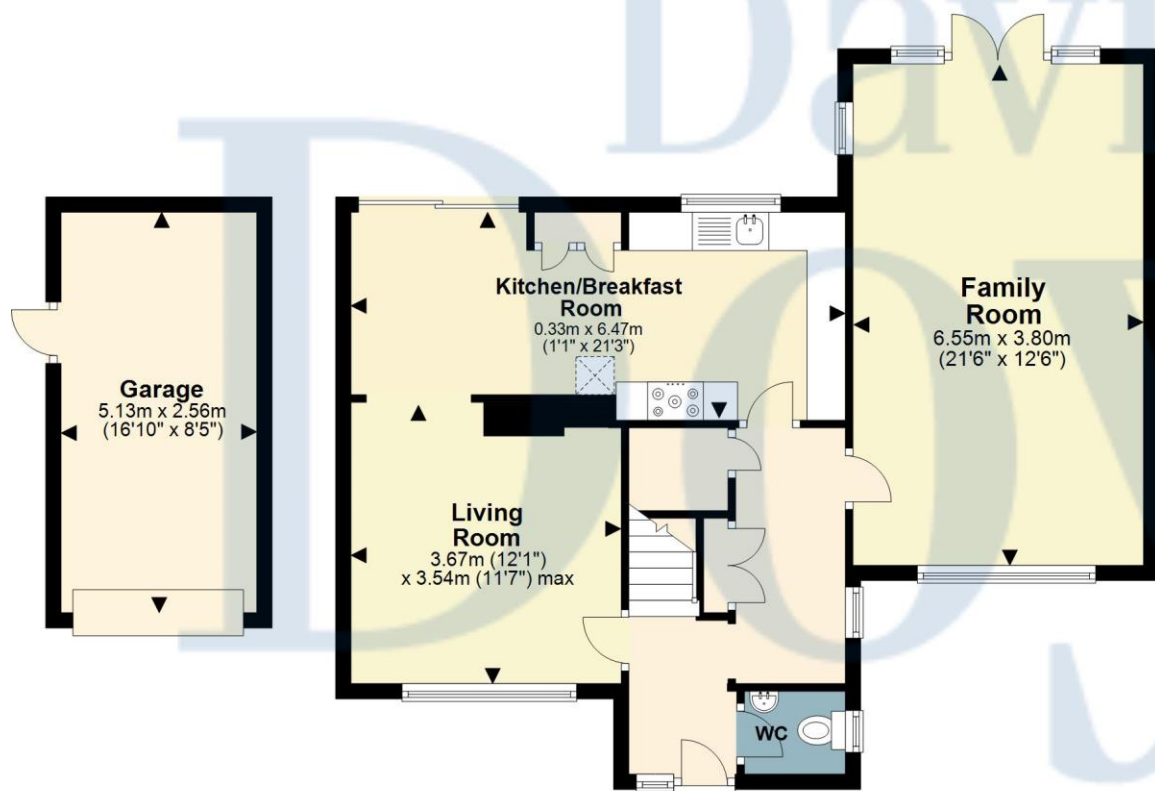
Two Reception Rooms & Kitchen/Breakfast Room

Ensuite To Master
Over 1550 Sq Ft
Quality Wide Plank Laminate Flooring
No Upper Chain
Call To View



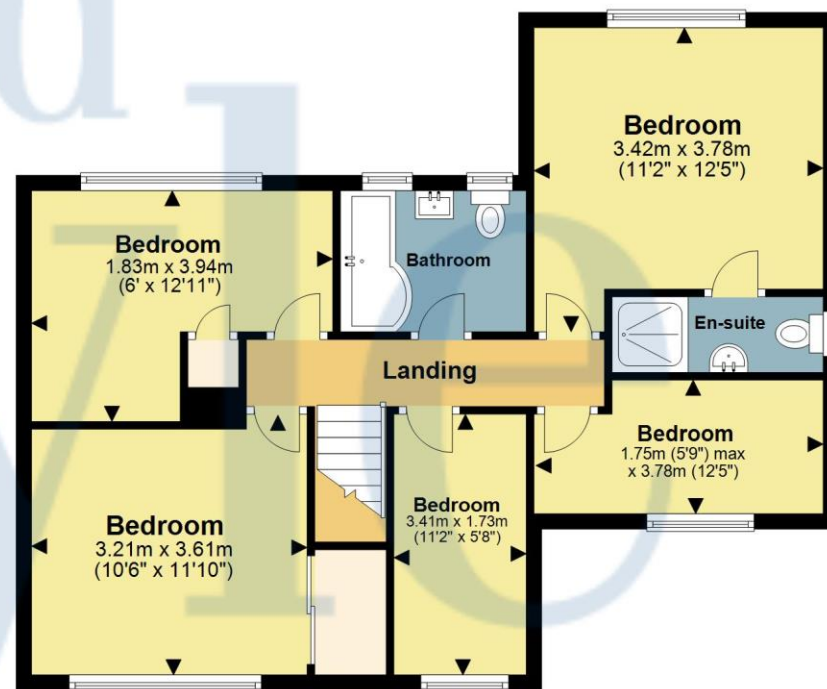
Ground Floor

Approx. 81.6 sq. metres (878.1 sq. feet)



First Floor

Approx. 65.4 sq. metres (704.1 sq. feet)



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Total area: approx. 147.0 sq. metres (1582.2 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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