

David Doyle

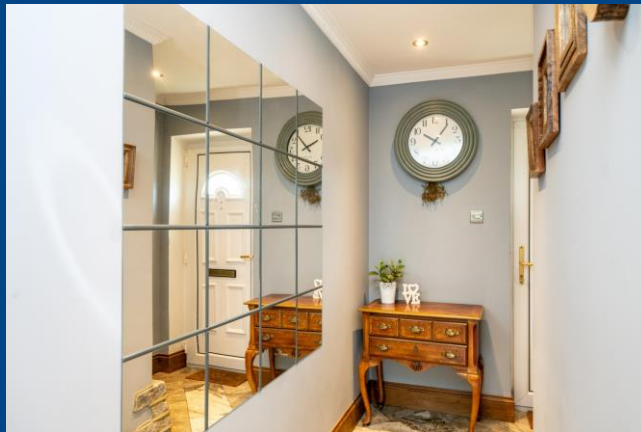
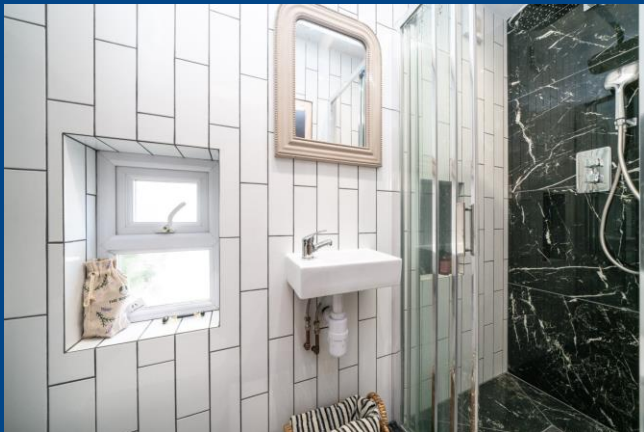
 **MAYFAIR**
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**61 St Pauls Road
Hemel Hempstead
HP2 5DD**

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

Guide Price £375,000 Freehold



David Doyle are delighted to offer to the market this Exceptional 2 Double Bedroom Extended Family home with Driveway and Garden Room situated in this popular Old Town residential location close to excellent amenities and highly regarded schooling. The property offers well planned living accommodation and comprises an entrance hall with a wooden staircase and ceramic flooring leading to a lounge with attractive herringbone flooring and the fitted kitchen offered with a range of wall and base units, wooden work surfaces and coordinating part tiled walls and a door to a very useful refitted contemporary Guest Shower room to the Ground floor. The first floor boasts 2 Double bedrooms, both with attractive wooden flooring and a luxurious family bathroom with a corner bath and fully tiled walls. Externally, the rear garden is of good size, attractively landscaped and arranged with a patio seating area, steps leading to a lawn and mature plant and shrub borders, fenced boundaries and a brick built shed. To the front of the property is a garden area with attractive plants and shrubs, a pathway to the front door and side access to the rear. Further benefits to the property include tasteful decor throughout, Gas Central heating, Double Glazing and potential for extension (STNPC). If you are looking for a home offered in excellent order and with NO UPPER CHAIN, please call to arrange an internal viewing.

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.

2 Double Bedroom Family Home

Old Town Situation

Exceptional Decor Throughout

Generous Rear Garden

Quality Fixtures and Fittings

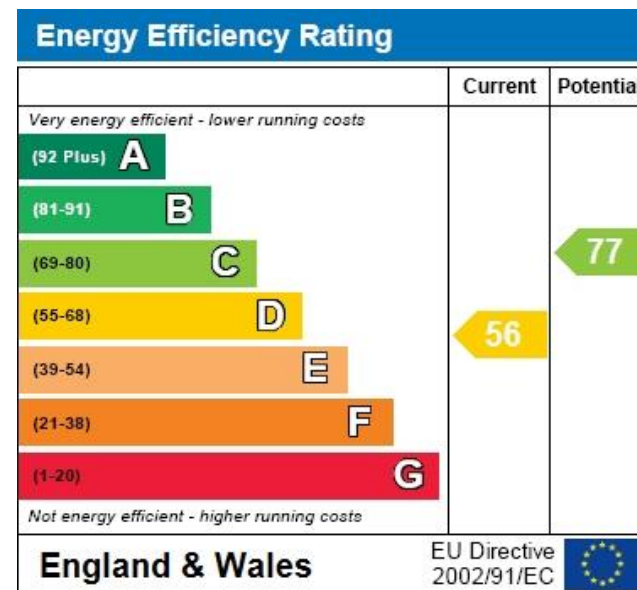
Refitted Ground Floor Shower Room and First Floor Bathroom

Quality Flooring

Amenities and Schools Close By

NO UPPER CHAIN

Call To View



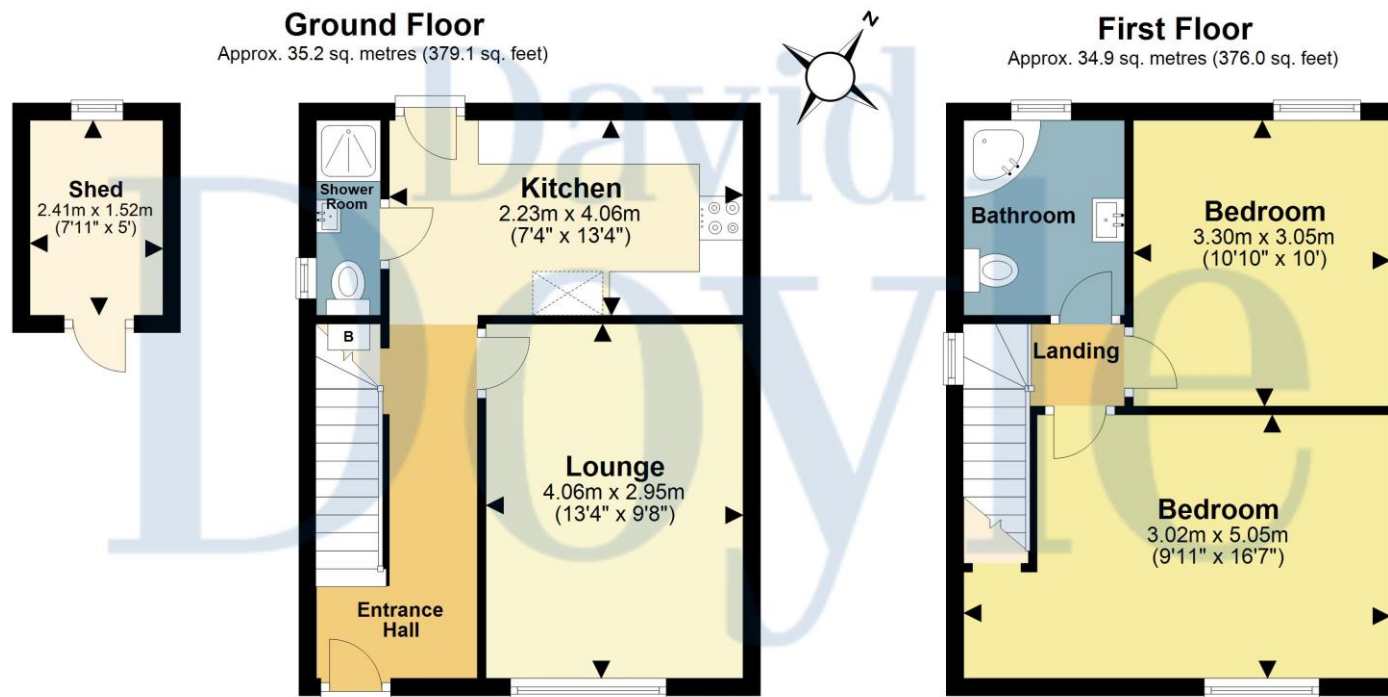
David
Doyle

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



Total area: approx. 70.1 sq. metres (755.1 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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Boxmoor Office
45 St Johns Road
Boxmoor
Hemel Hempstead
Herts, HP1 1QQ
01442 248671