

David Doyle

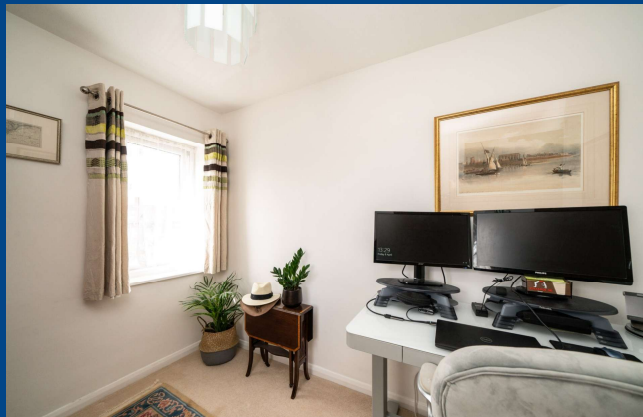
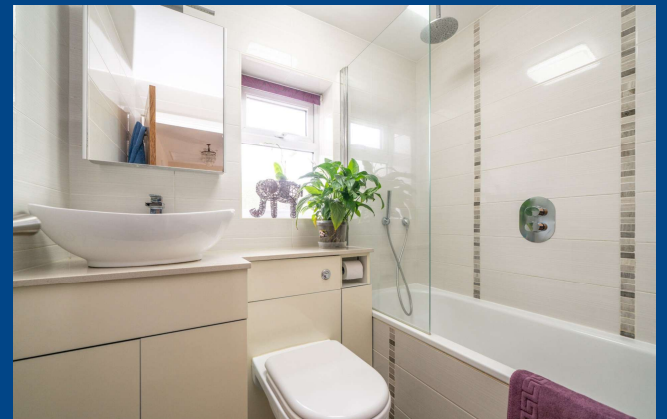
 **MAYFAIR**
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**1 Prince Park
Hemel Hempstead
HP1 2AT**

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Guide Price £560,000 Freehold



David Doyle are delighted to present to the Sales Market this extended Three Bedroom Family home with a Garage and Parking situated in this popular HP1 location close to excellent amenities, highly regarded schooling and Mainline Railway Station offering links to London Euston. The property has been updated and well maintained by the current owners and the accommodation comprises a spacious entrance hall with doors to a Guest cloakroom, a bright dual aspect lounge with a working fire and feature mantle and an impressive kitchen/dining room with a large range of wall and base units, coordinating work surfaces, a built in oven and gas hob, space and plumbing for white goods and opening to the beautiful dining room with velux windows and patio doors across the width of the room with lovely views of the rear garden. The kitchen/dining area also enjoys underfloor heating. To the first floor are three bedrooms, the Master and Bedroom Two both with a range of fitted wardrobes and a recently refitted family bathroom also with underfloor heating. Externally, the rear

garden is a particular feature of the property being generous in size, mostly laid to lawn with staggered areas, mature plants and shrubs, fenced boundaries, a double glazed home office/studio with light and power, a personal door to the Garage and gated access to the front of the property offering extensive Off Street Parking facilities and leading to the Garage. The property has scope for further extension subject to the necessary planning consents and we highly recommend an internal viewing to truly 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.

Three Bedroom Family Home

Garage & Extensive Off Street Parking Facilities

HP1 Situation

Extended Kitchen/Dining Room

Underfloor Heating to Kitchen and Bathroom

Generous Rear Garden

Home Office/Studio

Close to Amenities & Schools

Potential to Extend Further (STNPC)

Call To View

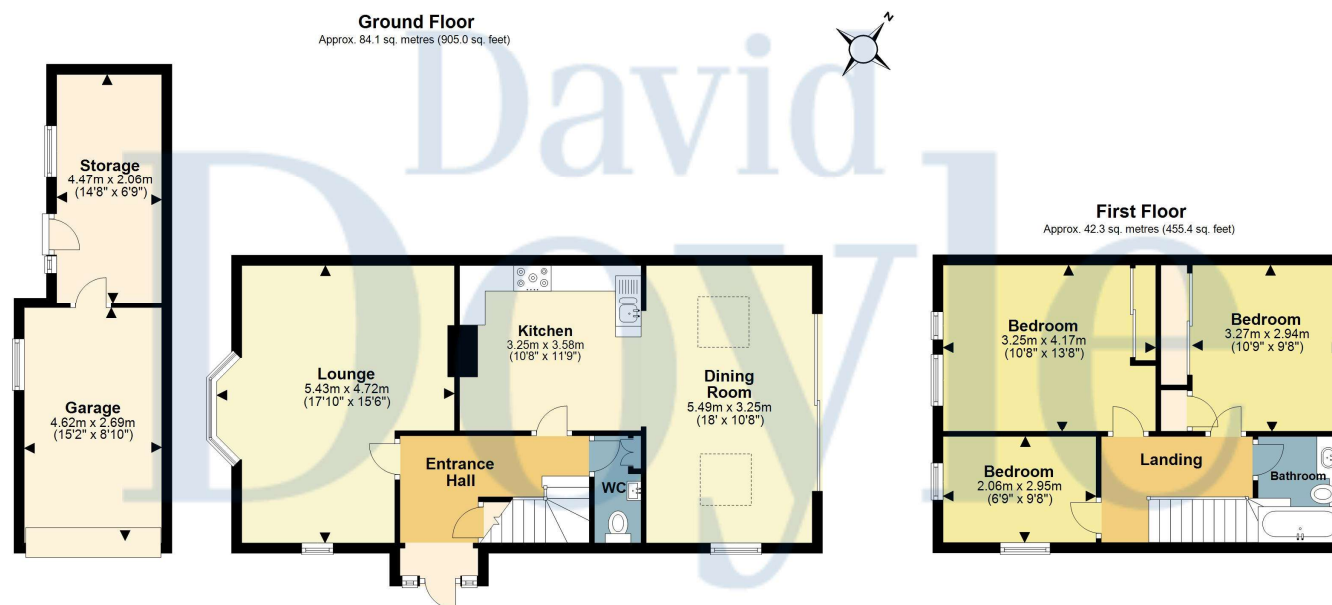
**David
Doyle**

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



Total area: approx. 126.4 sq. metres (1360.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio

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