

David
Doyle

 **MAYFAIR**
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Offers in Excess of £450,000 Freehold



This beautifully presented 3 Bedroom end of terrace family home with Driveway and Garage is conveniently located for local shops, sought after schooling, local amenities and Hemel Hempstead main line station with links to London Euston. The property is well arranged offering generous living accommodation, the welcoming Entrance Hall offer access to the Living Room and Guest Cloak Room, while the open plan Kitchen Dining Room offers a contemporary entertaining area and a pair of double glazed French doors that open on to the pleasantly private rear Garden. The first floor offers 3 Bedrooms and the family Bathroom that is fitted in white with chrome fittings. Externally the property benefits from both a Garage and a Driveway providing excellent off road parking facilities. The rear Garden is well arranged with two patio seating areas, otherwise mainly laid to lawn with herbaceous borders and gated side access. The property is double glazed, the vendor has replaced the gas boiler and radiators. Outside taps in both the front and rear Gardens.

VIEWING 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.

Beautifully presented 3 Bedroom end of terrace

Driveway and Garage

Open plan Kitchen Dining Room

Generous Lounge

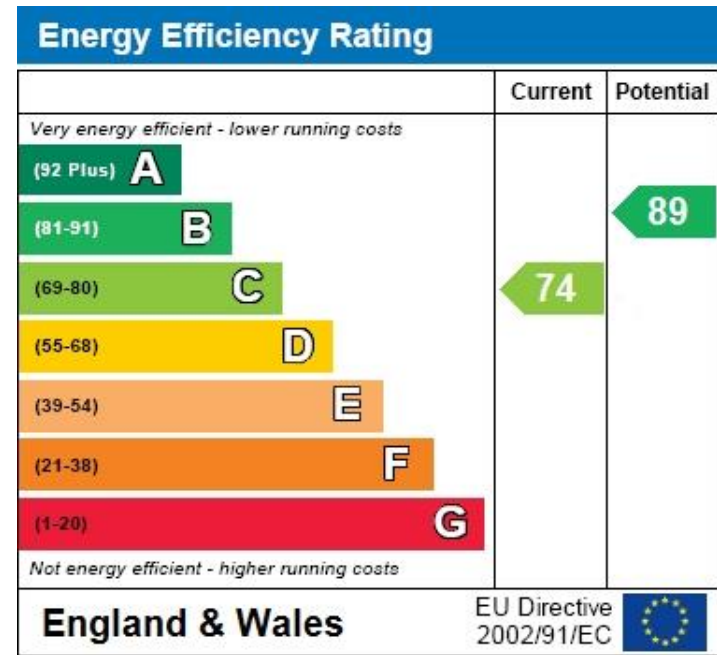
Downstairs Cloak Room

First floor family Bathroom

Pleasantly private rear Garden

Double glazing

Gas heating to radiators

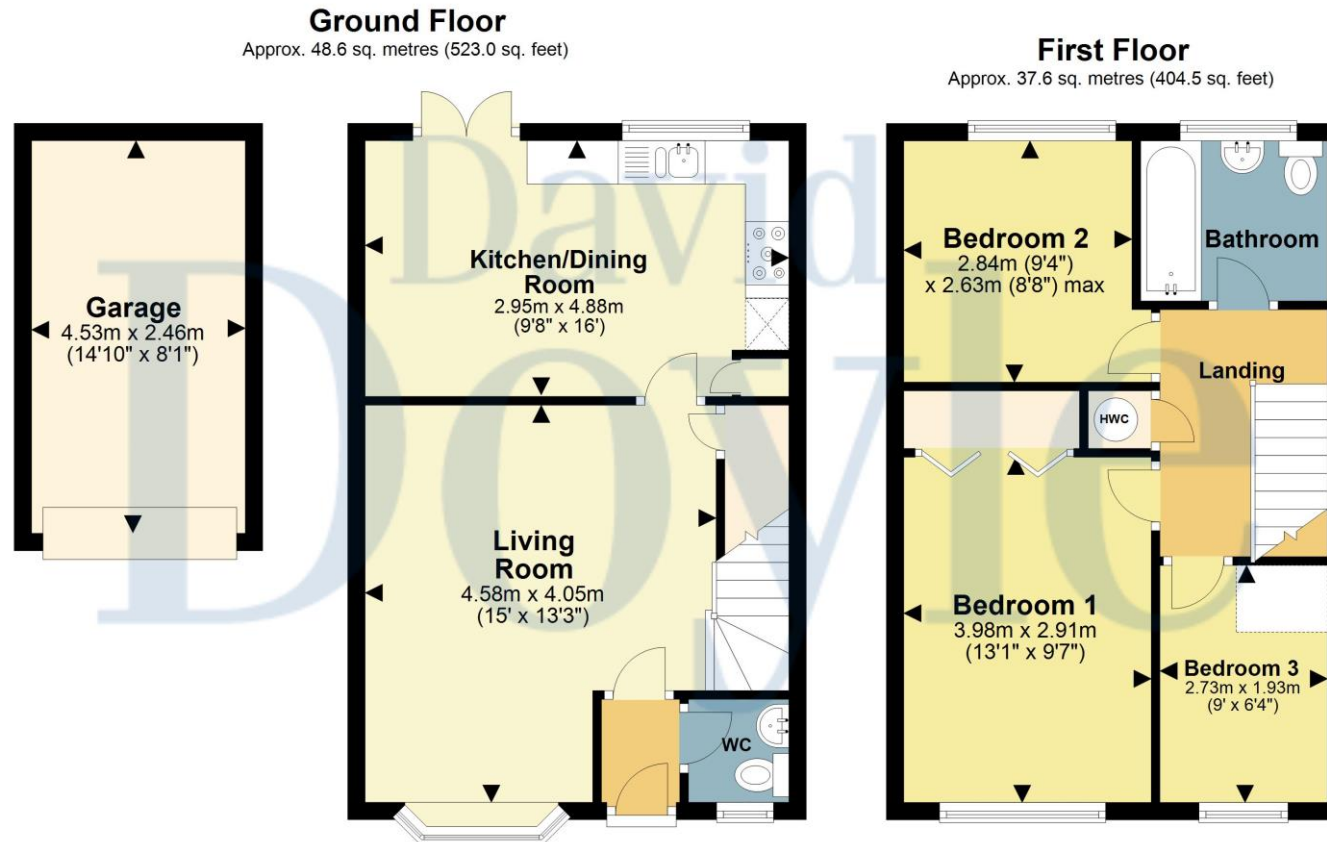


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Call **01442 248671** to arrange a viewing or register an interest



Ground Floor
Approx. 48.6 sq. metres (523.0 sq. feet)

First Floor
Approx. 37.6 sq. metres (404.5 sq. feet)

Total area: approx. 86.2 sq. metres (927.6 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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