

# David Doyle

 **MAYFAIR**  
OFFICE.CO.UK



**16 Midland Road,  
Hemel Hempstead  
HP2 5BH**

01442 248671 [www.daviddoyle.co.uk](http://www.daviddoyle.co.uk) [boxmoor@daviddoyle.co.uk](mailto:boxmoor@daviddoyle.co.uk)

**Offers Over £540,000** Freehold





This superbly presented 4 Bedroom semi detached family home is conveniently located for local shops, schools and amenities while retaining a wealth of period features throughout. The property offers spacious accommodation with a Lounge with a bay window and cast iron log burning stove, Dining Room with a cast iron feature fireplace, refitted Kitchen Breakfast Room with integrated appliances and an insinkerator waste disposal unit and a Utility Room / Cloak Room. The first floor boasts three Bedrooms and a family Bathroom fitted in white with chrome fittings while the Master Bedroom is located on the second floor. The Master Bedroom benefits from an Ensuite that the vendor was in the process of updating but this will now be left to be finished by the new owner. The Ensuite currently has a low level WC and a wash hand basin, the installation of the shower is still required. Externally the property has a pleasantly private and well arranged rear Garden with a brick block patio seating area, herbaceous borders, an area laid to lawn, garden shed and fenced boundaries. The

property also benefits from double glazed windows, gas heating to radiators, wide plank wooden flooring and Sash windows. 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.

Spacious 4 Bedroom semi

Period feature and sough after location

Cast iron stove and feature fireplace

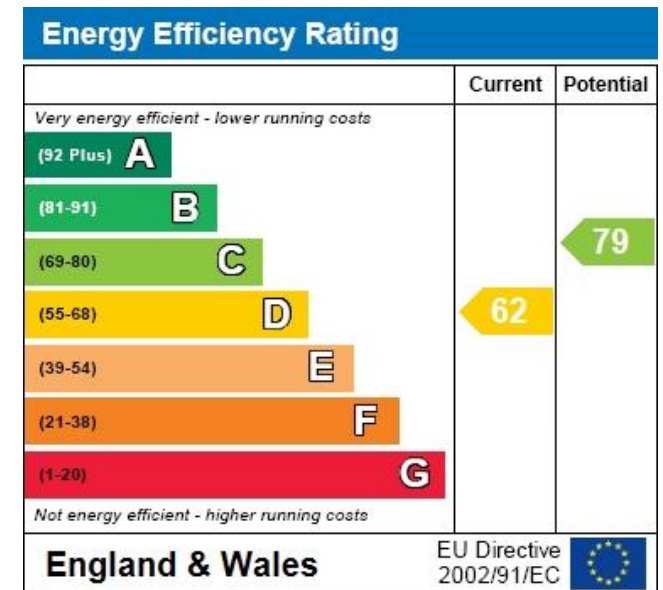
Lounge. Dining Room

Kitchen Breakfast Room

Utility / Cloak Room

First Floor Family Bathroom

Rear Garden

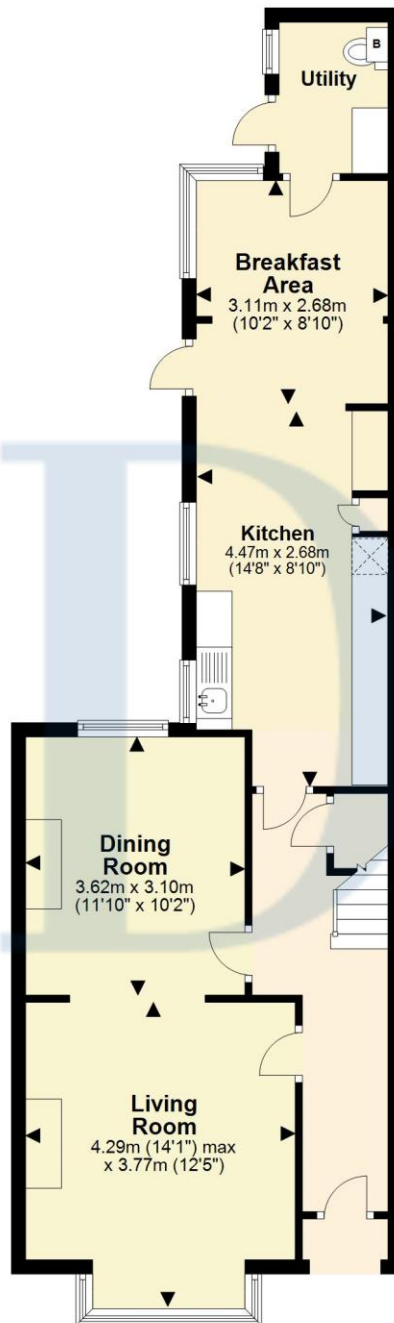




Call **01442 248671** to arrange a viewing or register an interest

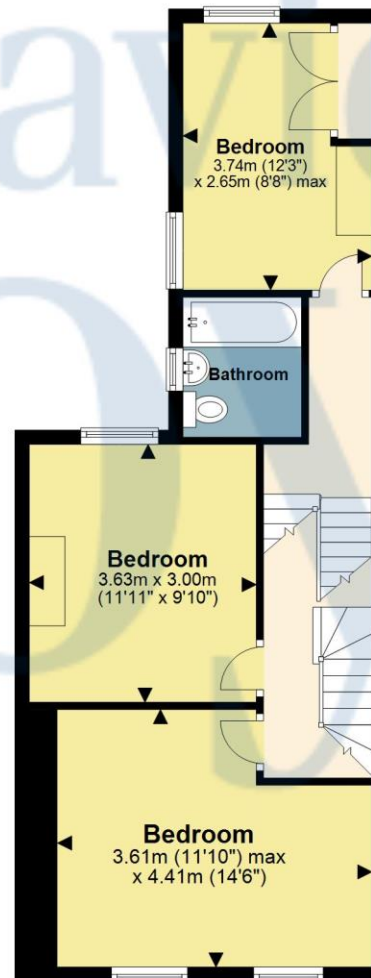
#### Ground Floor

Approx. 65.4 sq. metres (704.0 sq. feet)



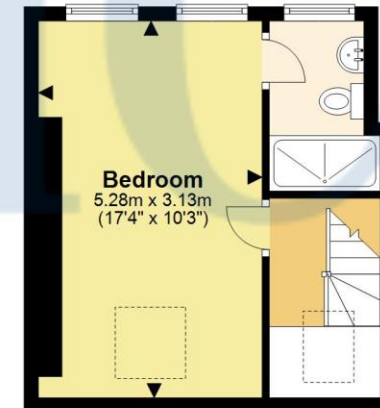
#### First Floor

Approx. 50.2 sq. metres (539.8 sq. feet)



#### Second Floor

Approx. 24.9 sq. metres (268.2 sq. feet)



Boxmoor Office  
45 St Johns Road  
Boxmoor  
Hemel Hempstead  
Herts, HP1 1QQ  
01442 248671