

**12 Youngfield Road, Hemel
Hempstead, Hertfordshire, HP1
2LY**

**David
Doyle**
Sales and Lettings

Offers Over £550,000 Freehold



David Doyle are delighted to present to the sales market this excellent three bedroom family home with a generous driveway 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 extensively updated to an exceptional standard by the current owners and offers extension possibilities subject to the necessary planning consents. The accommodation comprises a spacious entrance hall with stairs to the first floor and opening to the well proportioned living room leading to the large kitchen/breakfast room, beautifully arranged with a range of wall and base units, integrated appliances, coordinating granite work surfaces, a distinct dining area with patio doors opening to the rear garden and leading to the utility area with further space for white goods, storage cupboards and a guest WC. To the first floor is a spacious landing with access to the loft and doors to three bedrooms, all of good size and the stunning family shower room arranged with a white suite, fully tiled walls and chrome sanitary ware. Externally, the rear garden is a particular feature of the property generous in size, exceptionally well maintained and arranged with an extensive lawn, patio seating areas, mature plant and shrub features, fenced boundaries and gated access to the front of the property which offers extensive off street parking facilities. With benefits including gas central heating, double glazing and tasteful décor throughout, we highly recommend an internal viewing to truly appreciate this rarely available 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

Generous Driveway

Beautiful Rear Garden

HP1 Location

Stunning Decor Throughout

Potential To Extend (STNPP)

Bespoke Family Shower Room

Recently Refitted Combi Boiler

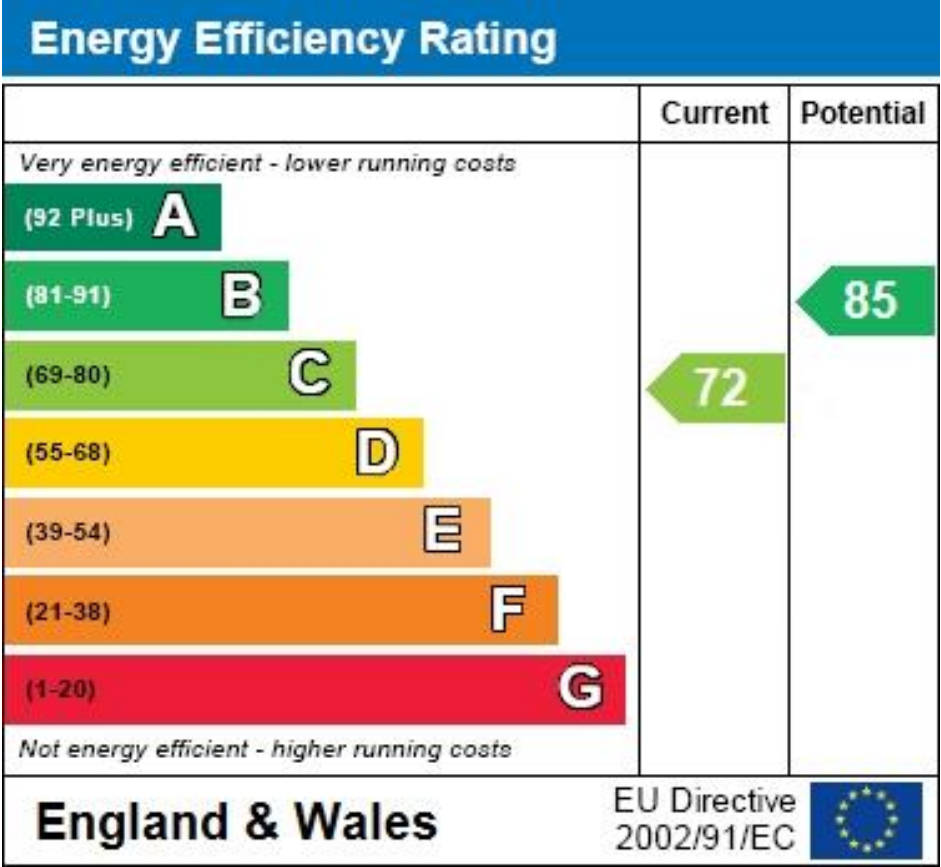
Large Kitchen/Breakfast Room

Viewing Advised

Council Tax Band D

Tenure -Freehold







CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

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