

# David Doyle

 **MAYFAIR**  
OFFICE.CO.UK



**41 Perry Green  
Hemel Hempstead  
HP2 7ND**

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**Price £385,000** Freehold





David Doyle are delighted to offer to the sales market this well presented three bedroom family home with a garage and allocated parking for two vehicles. The property has been reconfigured and well maintained by its current owners and is situated in a popular residential location close to excellent local amenities and highly regarded schooling. The accommodation comprises a porch leading to a spacious open plan living/dining room with stairs to the first floor, views to the front aspect and a door to the lovely refitted kitchen boasting a large range of wall and base units, coordinating wooden work surfaces, integrated appliances and space and plumbing for white goods. Accessed from the kitchen is the triple aspect conservatory with quality wooden flooring enjoying views of the rear garden. To the first floor is a landing with loft access and doors to 3 good sized bedrooms and a refitted family bathroom. Externally, the rear garden has been beautifully landscaped and is arranged with patio seating areas, mature colourful plant and shrub borders, fenced boundaries and gated access to the rear of

with a garage in a nearby block and two parking spaces. With benefits including double glazing and gas central heating to radiators, a viewing is much advised to appreciate this lovely family home. Call Now To View.

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 & Parking

Refitted Kitchen

Conservatory

Landscaped Rear Garden

Good Order Throughout

Close to Schools & Amenities

Tucked Away Location

Call To View

David  
Doyle

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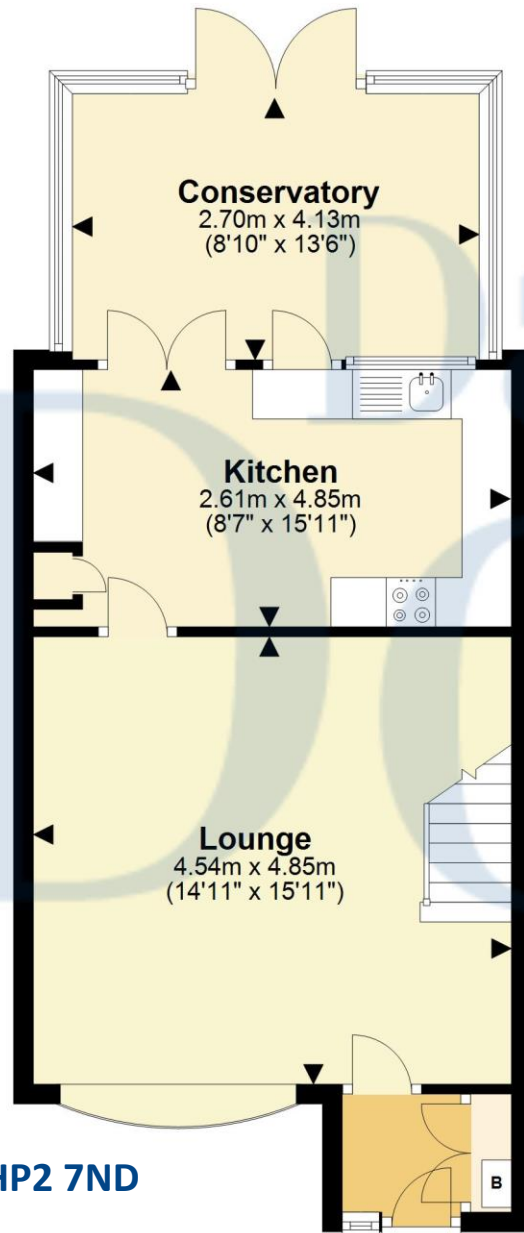
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Call **01442 248671** to arrange a viewing or register an interest

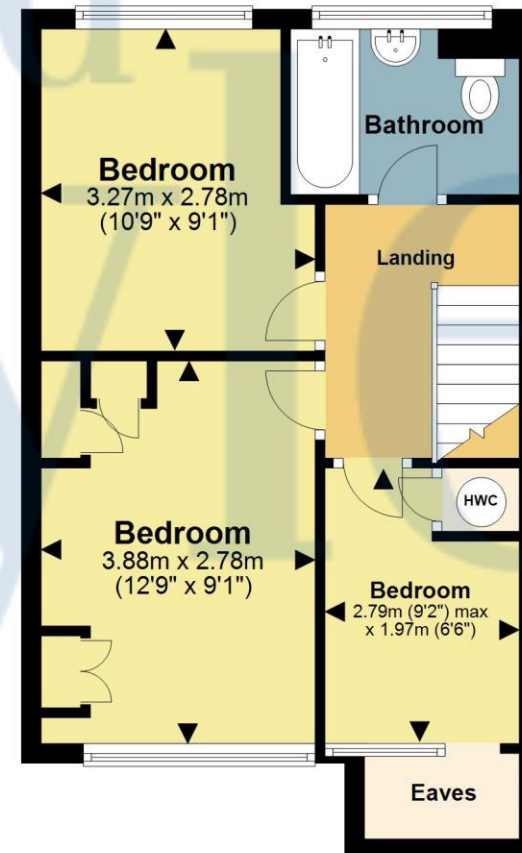
### Ground Floor

Approx. 49.2 sq. metres (529.9 sq. feet)



### First Floor

Approx. 36.7 sq. metres (394.8 sq. feet)



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Total area: approx. 85.9 sq. metres (924.8 sq. feet)

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