

01442 248671 www.daviddoyle.co.uk boxmoor@daviddoyle.co.uk

Guide Price £350,000 Freehold















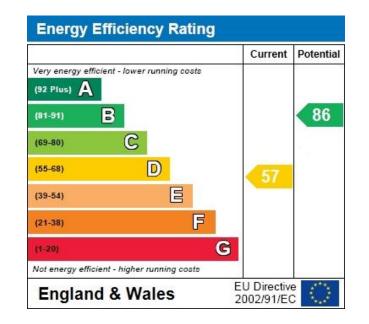




This spacious 3 Bedroom family home is situated in this sought after residential situation and is conveniently located for local shops and amenities. The property offers outstanding views to the front of the property as it overlooks an open playing field and has roof top views over Hemel Hemsptead Old Town and towards the countryside beyond. The ground floor is arranged with a generous Lounge, Dining Room and Kitchen. The first floor boasts 3 Bedrooms a family Bathroom and a separate Cloak Room. The property benefits from both Front and Rear Gardens, the Rear Garden has two brick built sheds and offers gated rear access. With double glazing, gas heating to radiators and NO UPPER CHAIN 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.

Outstanding views Spacious accommodation Sought after location Double glazing Gas heating to radiators NO UPPER CHAIN



David

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers snad do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from informality supplied to use. Intending purchasers should not rely (DD) has any authority to there into any contract, tor make or give any warranty or representation on their condition, operation, on their not any contract, tor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ise.



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



Total area: approx. 96.7 sq. metres (1040.6 sq. feet)

This floor plan is intended as a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon. Plan produced using PlanUp.

35 Knightsbridge Way Hemel Hempstead Hertfordshire HP2 5ES



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