

David Doyle

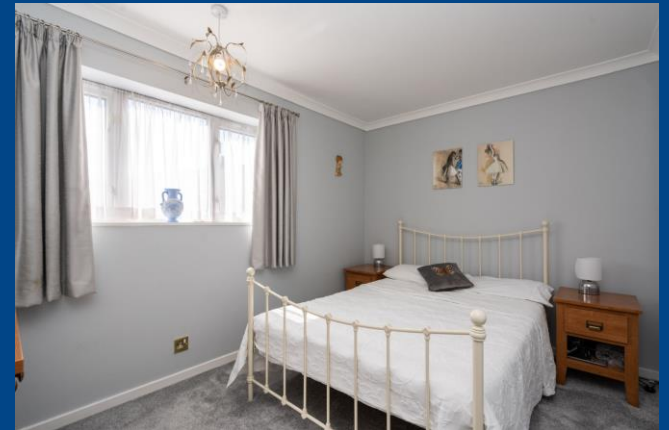
 **MAYFAIR**
OFFICE.CO.UK



**33 The Flags
Hemel Hempstead
HP2 4QH**

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

Offers in Excess of £500,000

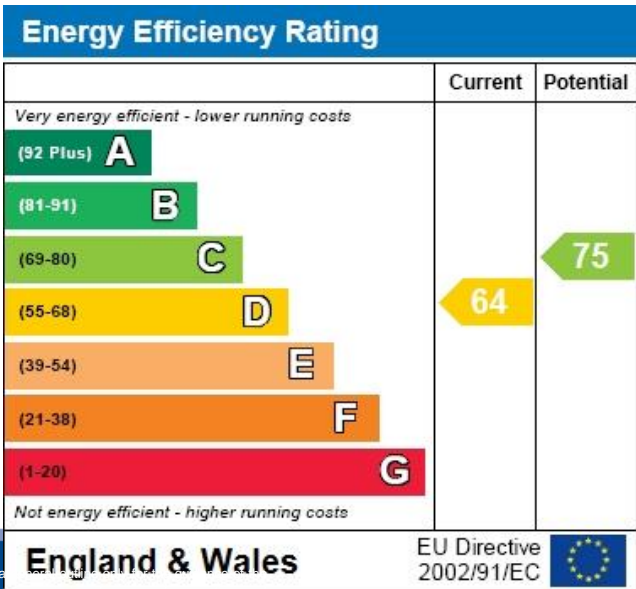


David Doyle are delighted to offer to the sales market this very well presented four bedroom family home situated in this popular Cul De Sac location close to excellent amenities, highly regarded schooling and excellent travel links. The property has been well maintained by the current owners and offers flexible living space comprising a spacious hallway with quality wooden flooring, stairs to the first floor, a storage cupboard and doors to the bright lounge with quality wooden flooring, a feature gas coals burning fireplace and opening to the lovely dining room also with quality wooden flooring and with patio doors opening to the triple aspect conservatory which enjoys lovely views to the rear garden. Accessed from both the hallway and dining room is the attractive fitted kitchen offering a range of wall and base units, coordinating work surfaces, an integrated double oven and hob, space and plumbing for white goods and a double glazed door to the very useful utility area and a personal door to the rear garden. To the first floor is a spacious landing with access to the part boarded loft and doors to

four bedrooms, the master with fitted dressing units and bedroom four with fitted wardrobes offering storage and also housing the boiler. Finishing the first floor accommodation is a fully tiled family bathroom comprising a white suite and chrome sanitary ware. Externally, the rear garden is a particular feature of the property being generous in size and arranged with a patio seating area otherwise laid to lawn with mature plant and shrub borders, fenced boundaries, gated side access and a shed to the gardens end. To the front of the property is a further garden area and a path to the front door. Offered in pristine condition throughout, an internal viewing is much advised to appreciate this 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.

- Four Bedroom Family Home
- Excellent Order Throughout
- Two Reception Rooms
- Generous South Facing Rear Garden
- Cul de Sac Location
- Close To Amenities & Travel Links
- Conservatory
- Guest Cloakroom
- Must Be Viewed

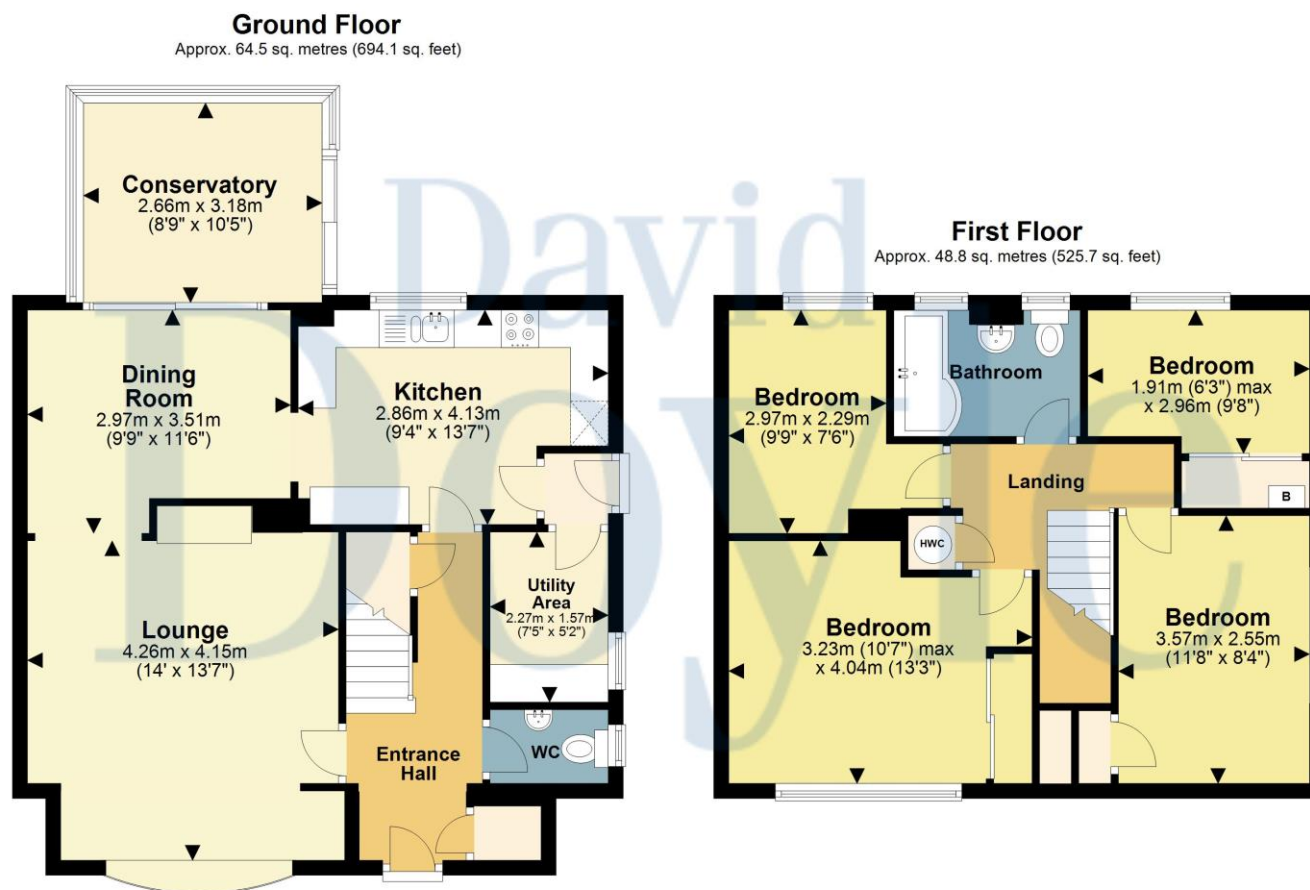


David
Doyle

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 guide only and are not intended to 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 information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor 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/ies.

MAYFAIR
OFFICE.CO.UK

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



Total area: approx. 113.3 sq. metres (1219.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

33 The Flags
Hemel Hempstead
HP2 4QH



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