

David Doyle

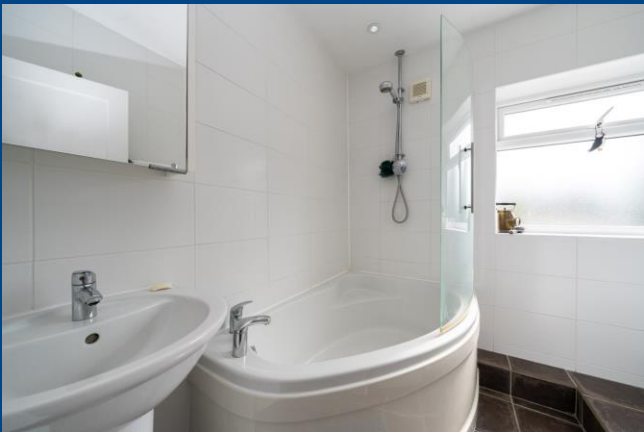
 **MAYFAIR**
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**12 Mountfield Road
Adeyfield
HP2 5DR**

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OIEO £550,000 Freehold

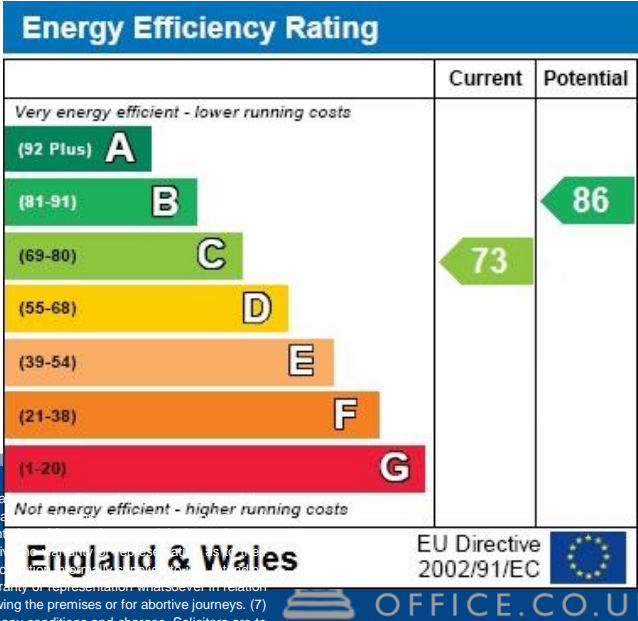


David Doyle are delighted to offer to the Sales Market this extended three bedroom semi detached family home with driveway situated in this ever popular Adeyfield cul de sac close to excellent travel links and amenities including 'The Queens Square' and Hemel Hempstead Old Town with its eclectic range of shops, bars and restaurants. The property benefits from versatile living space comprising a spacious hallway with stairs to the first floor and storage under, doors to the recently refitted contemporary shower room, the generous fitted kitchen offering a range of wall and base units, coordinating wooden work surfaces, integrated appliances and space and plumbing for white goods and opening to the dining area. Also accessed from the hallway is a reception room currently used as a study. Leading from both the dining room and study is the beautiful living/family room which is an extension to the original property and benefits from velux windows and two sets of patio doors providing access and glorious views of the rear garden. To the first floor is a landing offering loft access, doors to three bedrooms

and the family bathroom. Externally, the rear garden of the property is a particular feature arranged with a patio seating area and steps down to an impressive lawn with fenced boundaries, mature plant and shrub borders and a shed to the gardens end. In addition to the living accommodation, the property also has the benefit of a lovely garden room, currently used as a gym but offering multi purpose use. To the front of the property is a driveway offering off street parking. Coming to the market in good order throughout and with a really homely feel, an appointment to view 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.

- Three Bedroom Family Home
- Popular Adeyfield Cul De Sac
- Driveway
- Extended Living Accommodation
- Versatile Living Space
- Shower Room To The Ground Floor
- Generous Garden
- Gym/Home Office
- Close To amenities
- Call To View

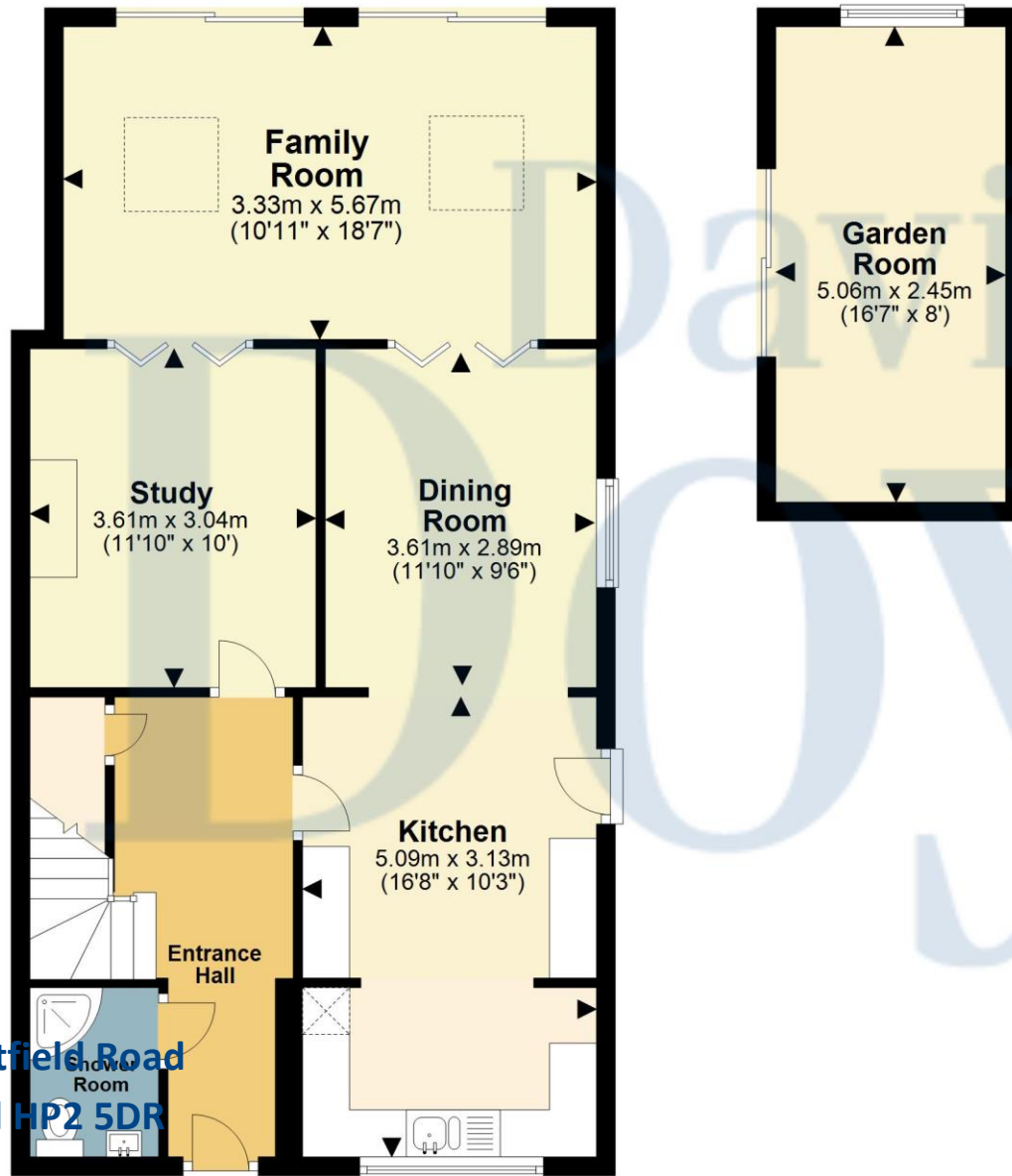


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Call **01442 248671** to arrange a viewing or register an interest

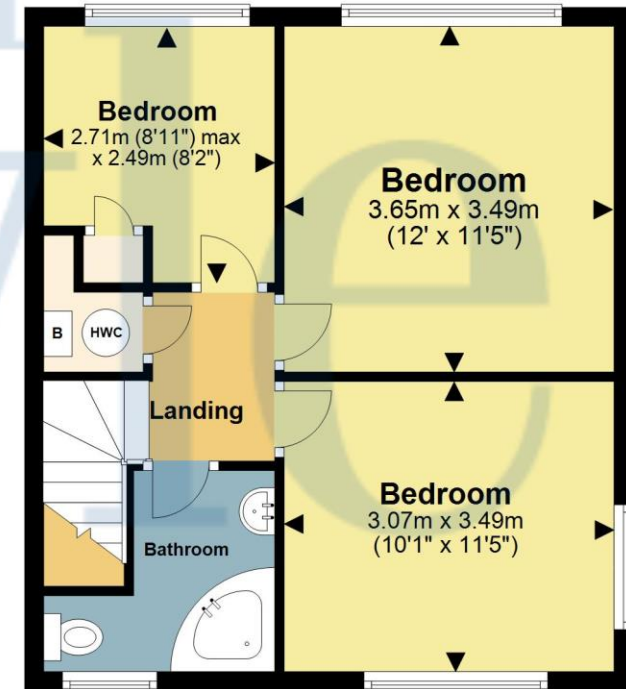
Ground Floor

Approx. 87.4 sq. metres (941.1 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.9 sq. feet)



**12 Mountfield Road
Adeyfield HP2 5DR**

Total area: approx. 128.9 sq. metres (1387.0 sq. feet)

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