

# David Doyle

 **MAYFAIR**  
OFFICE.CO.UK

**19 Bencroft Road  
Adeyfield  
HP2 5UX**

01442 248671 [www.daviddoyle.co.uk](http://www.daviddoyle.co.uk) [boxmoor@daviddoyle.co.uk](mailto:boxmoor@daviddoyle.co.uk)

**Offers In Excess Of: £400,000**





David Doyle are delighted to present to the sales market this excellent three bedroom family home with allocated parking for two vehicles and a garage located in a sought after cul de sac close to excellent amenities, highly regarded schooling and with travel links close at hand. Well presented throughout and offering spacious and well proportioned accommodation comprising an entrance hall with doors to a storage cupboard housing the recently serviced mega flow tank, the guest cloakroom and the recently refitted fully integrated kitchen offering a range of wall and base units and coordinating work surfaces. Also accessed from the hallway is the generous lounge/dining room with attractive quality vinyl wide plank flooring and stairs to the first floor, a storage cupboard under and a personal door opening to the rear garden. To the first floor is a landing with access to the boarded loft and doors to three good sized bedrooms, the master and bedroom two both with fitted mirrored wardrobes and all with peaceful views of the development. Finishing the first floor accommodation is the family bathroom

fitted with a white suite, part tiled walls and chrome sanitary ware. Externally, the property occupies an enviable corner position with two allocated parking spaces to the side of the property, further visitors spaces and a garage located in a nearby block. The rear garden is private and pleasantly arranged with a patio area otherwise laid to lawn with mature plant and shrub borders fenced boundaries, gated side access and a shed to the gardens end. Offered in very good order throughout and with many benefits including a newly replaced consumer unit and updated eco friendly electric radiators, 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

Allocated Parking & Garage

Popular Adeyfield Development

Well Presented Throughout

Lovely Private Garden

Schools & Amenities Close By

Refitted Kitchen

Recently Replaced Flooring

Viewing Advised

David  
Doyle

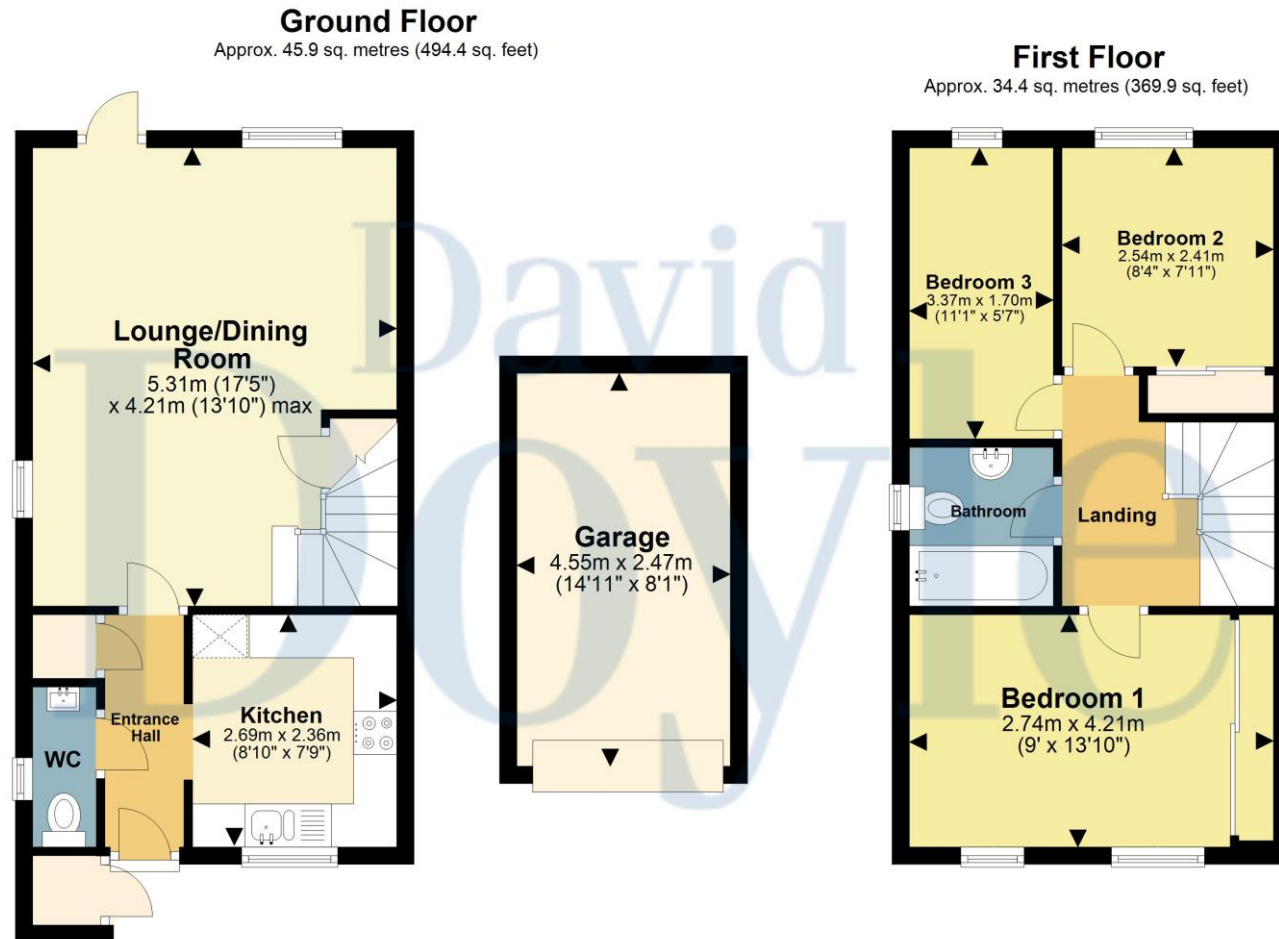
David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer 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 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. 80.3 sq. metres (864.3 sq. feet)

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

19 Bencroft Road  
Adeyfield  
HP2 5UX

 **MAYFAIR**  
OFFICE.CO.UK

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