

# David Doyle

 **MAYFAIR**  
OFFICE.CO.UK



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**Offers Over £450,000** Freehold





This well presented and spacious 3 Double Bedroom Semi Detached family home is well located for local shops and amenities while offering well arranged and flexible accommodation. The ground floor is arranged with an open plan Lounge Dining Room, fitted Kitchen, Conservatory, a useful Bathroom and a welcoming Porch and Entrance Hall that offers access to the first floor. The first floor boasts 2 Double Bedrooms and a Wet Room with a shower, wash hand basin and toilet while the second floor has the 3rd Double Bedroom with an Ensuite Shower Room. The Lower Floor can be accessed by the Rear Garden or via the lift on the Ground Floor, the current owners are using this space as a Home Office / Study. Externally the property benefits from a brick block Driveway that provides off road parking and a well arranged Rear Garden. With double glazing and gas heating to radiators 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.

**3 Double Bedrooms with an Ensuite Shower Room**

**Well presented and arranged accommodation**

**Lounge Dining Room**

**Fitted Kitchen**

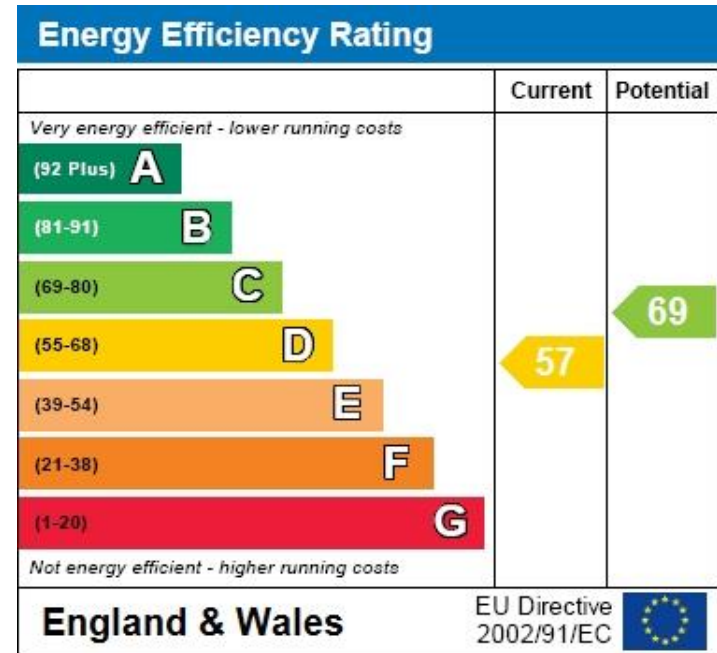
**Conservatory**

**Bathroom. Wet Room**

**Office / Study**

**Driveway**

**Garden**





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



Total area: approx. 142.9 sq. metres (1537.8 sq. feet)

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

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