







44 Maynard Road Hemel Hempstead Hertfordshire HP2 4TR

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

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 wile 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

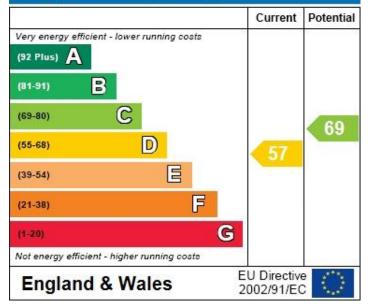
Bathroom. Wet Room

Office / Study

Driveway

Garden

Energy Efficiency Rating



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 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 tav/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to users present authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation on 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.



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.

44 Maynard Road Hemel Hempstead Hertfordshire HP2 4TR



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