

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**31 Jocketts Road
Chaulden
HP1 2JX**

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Price £425,000 Freehold



David Doyle are delighted to welcome to the market this excellent three bedroom family home situated in this popular HP1 position conveniently located for excellent amenities, highly regarded schooling and Hemel Mainline Railway station which offers excellent links to London Euston. The property enjoys beautiful far reaching views over parkland and has been considerably updated by its current owners to create lovely comfortable living space and benefits from a particularly generous rear garden. The accommodation comprises an entrance hall with stairs to the first floor, a large under stairs storage cupboard and doors to a generous lounge with a feature inset fireplace, a large picture window and patio doors enjoying views of the rear garden. Also accessed from the hallway is the recently refitted contemporary integrated kitchen arranged with a wall of high gloss wall and base units, quartz work surfaces, an inset sink unit, a breakfast bar and a door leading to a useful utility room with further units and storage facilities, space and plumbing for white goods, a fully tiled guest cloakroom

and personal doors to the front and rear. To the first floor is a spacious landing with doors to three well proportioned bedrooms, all with fitted wardrobes and a refitted family bathroom arranged with a white suite and chrome sanitary ware. Externally, the rear garden is of excellent size, staggered and arranged with a patio seating area and steps up to lawned areas with plant and shrub borders, a greenhouse and summer house to the gardens end and fenced boundaries. Offered to the market in good decorative order throughout and with NO UPPER CHAIN, an appointment to view is highly recommended to appreciate this lovely family home.

Three Bedroom Family Home

Tastefully Presented Throughout

Generous Room Sizes

Fully Integrated Contemporary Kitchen

Generous Rear Garden

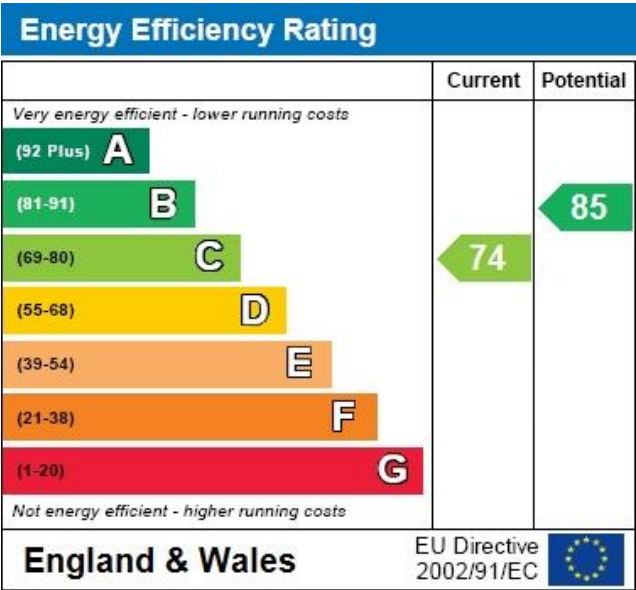
Popular HP1 Situation

Downstairs Cloakroom

Utility Room

NO UPPER CHAIN

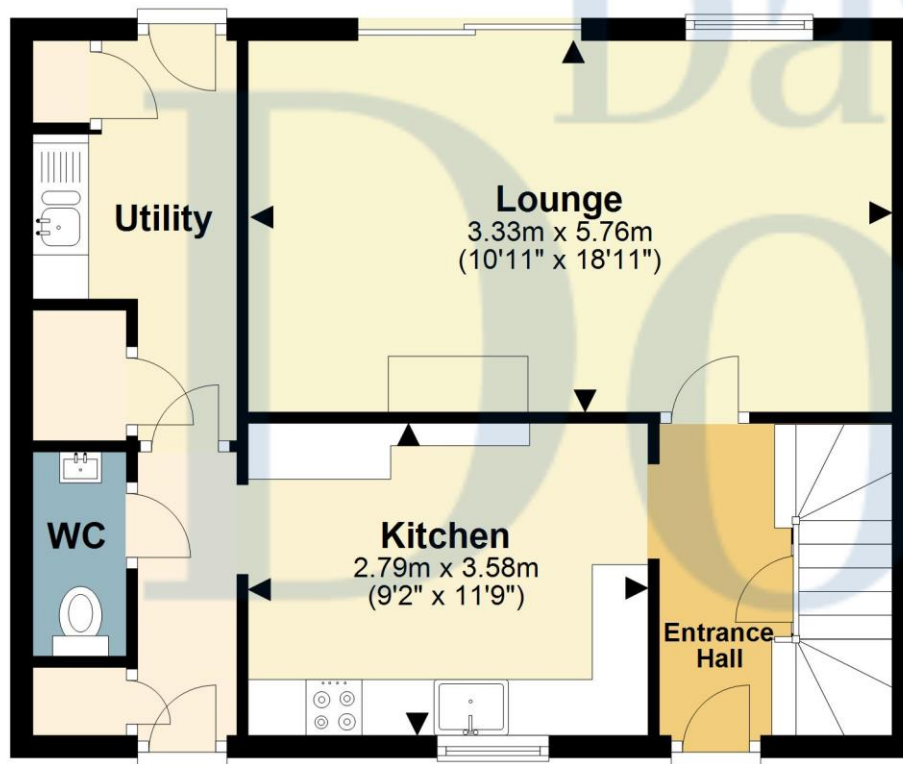
Call To View



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

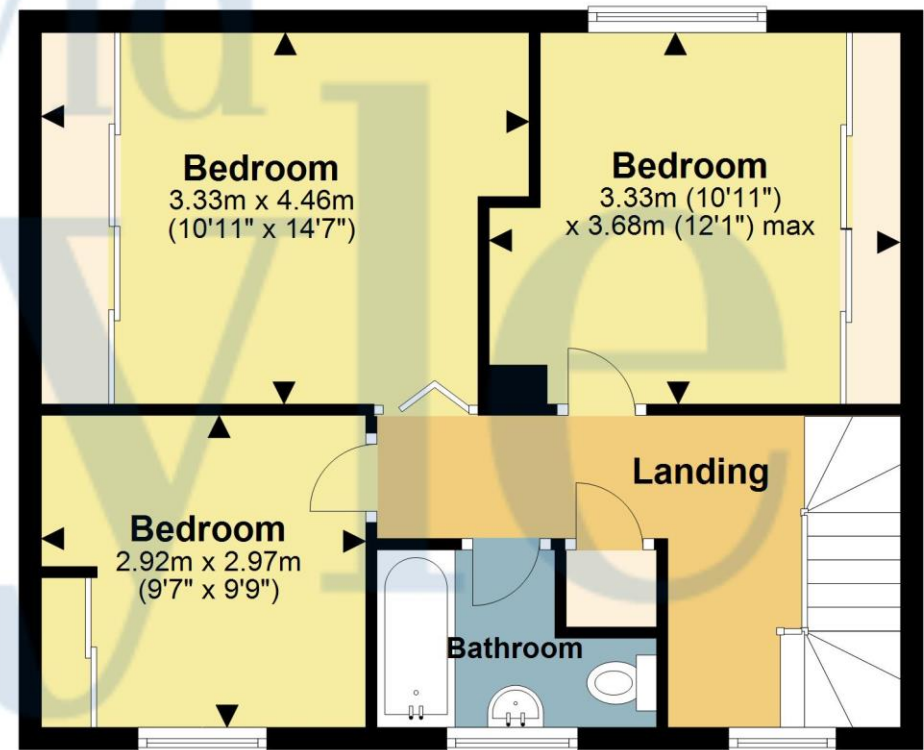
Ground Floor

Approx. 47.8 sq. metres (514.4 sq. feet)



First Floor

Approx. 48.5 sq. metres (522.6 sq. feet)



**31 Jocketts Road, Hemel
Hempstead, Hertfordshire, HP1 2JX**

Total area: approx. 96.3 sq. metres (1036.9 sq. feet)

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