

David Doyle

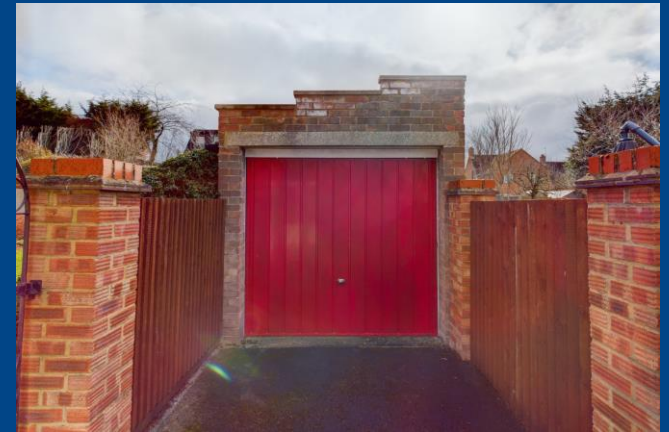
 **MAYFAIR**
OFFICE.CO.UK



**90 Belmont Road
Hemel Hempstead,
Hertfordshire, HP3 9NX**

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

Offers Over £500,000 Freehold



David Doyle are delighted to offer to the sales market this rarely available three bedroom semi detached family home with a driveway and garage situated in this sought after residential position with excellent amenities and highly regarded schooling close at hand. Coming to the market for the first time in many years, this well proportioned home comprises an entrance hall with stairs to the first floor, a large understairs cupboard and doors to a bright living room, separate dining room and a fitted kitchen with a range of wall and base units and space and plumbing for white goods. To the first floor is a generous landing offering loft access, doors to three bedrooms, all of good size and a family bathroom. Externally, the rear garden is situated on a large plot and arranged with a patio seating area leading to lawns with mature plants and shrubs, hedged and fenced boundaries and side access leading to the garage and driveway. To the front of the property is a further garden area with mature plants and shrubs, walled borders and gated access to the driveway leading to

the garage via an up and over door. Offered with the benefit of NO UPPER CHAIN and with potential to improve and extend (subject to the necessary planning consents), an appointment to view is 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 Semi Detached Family Home

Driveway & Garage

Mature Rear Garden

Well Proportioned Accommodation

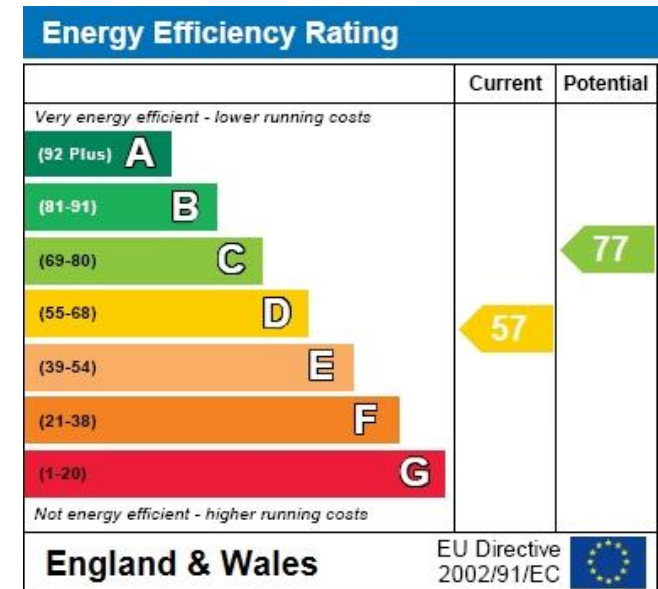
Boiler Fitted Feb 2017

Potential To Improve & Extend (STNPC)

Sought After Location

NO UPPER CHAIN

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.



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



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Hemel Hempstead HP3 9NX



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