

David
Doyle

 **MAYFAIR**
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**59 Crawley Drive
Hemel Hempstead
HP2 6DB**

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Price £389,995 Freehold



A well proportioned and tastefully decorated Three bedroom family home with Garage located in this popular situation close to highly regarded schooling and excellent local amenities. The ground floor accommodation comprises a hallway offering storage and doors to a guest cloakroom, a bright and spacious living room opening to a separate dining room and a large fitted kitchen with a range of wall and base units, coordinating work surfaces and ample space and plumbing for white goods. The First floor boasts a spacious landing with a storage cupboard and loft access, three good sized bedrooms and a refitted family bathroom. Externally, the property has a private rear garden arranged with a patio seating area, mature plants and shrubs leading to a lawned area with fenced boundaries, a shed and rear access. The front of the property is pleasantly private with an attractive garden area and hedged borders and there is a garage in a nearby block with parking to the front. Offered with the benefits of Gas Central Heating and Double Glazing, an internal viewing is highly recommended to

appreciate this lovely family home. 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.

Extended Three Bedroom Family Home

Garage In A Nearby Block

Large Proportions

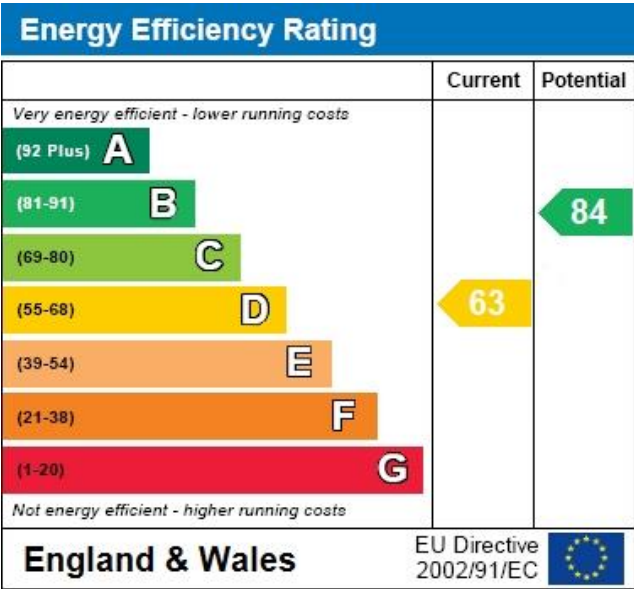
Two Reception Rooms

Excellent Location For Amenities

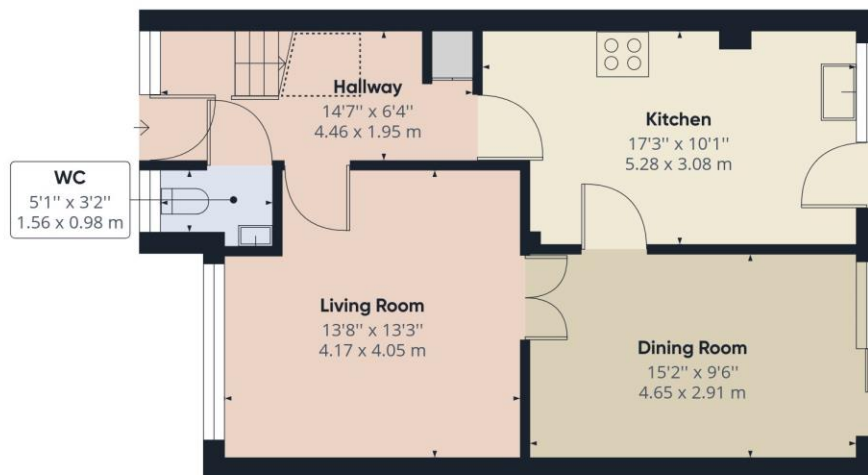
Ground Floor Cloaks

Private Rear Garden

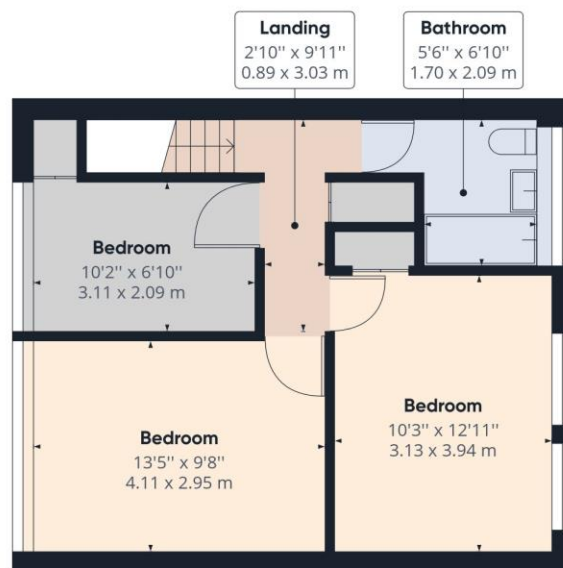
Viewing Advised



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



Ground Floor



Approximate total area⁽¹⁾

1042.23 ft²
96.83 m²

Reduced headroom

0.56 ft²
0.05 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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