

# David Doyle

 **MAYFAIR**  
OFFICE.CO.UK



**36 Pixies Hill Crescent  
Chaulden  
HP1 2BU**

01442 248671 [www.daviddoyle.co.uk](http://www.daviddoyle.co.uk) [boxmoor@daviddoyle.co.uk](mailto:boxmoor@daviddoyle.co.uk)

**Offers in Excess of £525,000** Freehold





David Doyle are delighted to offer this outstanding three/four bedroom semi detached family home with a driveway that has been recently extended and updated and is conveniently located for local shops, schools and amenities. The property is finished to a high standard throughout and the accommodation comprises a generous entrance hall with stairs to the first floor and doors to a lovely bright dual aspect living/dining room and a generous kitchen arranged with a vast range of wall and base units, integrated appliances . Also accessed from the hallway is the fourth bedroom/office which benefits from a guest cloakroom and a useful utility room with units and space and planning for white goods. To the first floor is a spacious landing with loft access and doors to three well proportioned bedrooms and a large four piece family bathroom fitted with a white suite and chrome sanitary ware. Externally the property has a driveway and a pleasantly private rear garden. 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.

Three/Four Bedrooms

Driveway

Recently Updated

Excellent Order Throughout

Generous Rear Garden

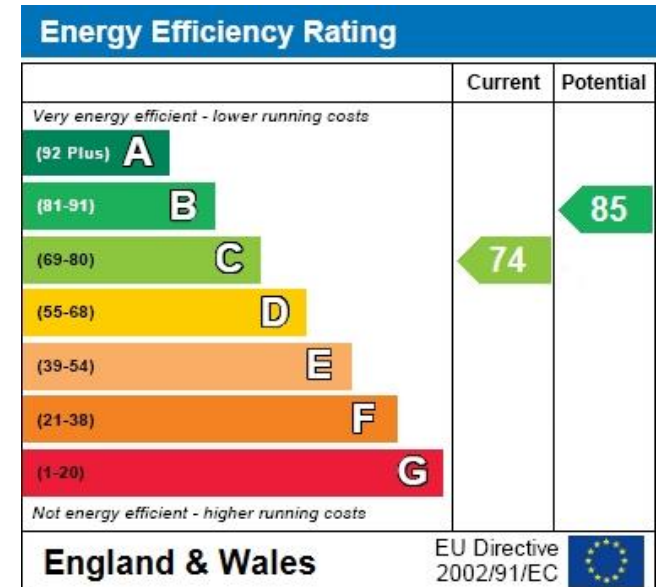
Sought After Location

Close To Open Fields And Amenities

Ground Floor Cloaks

Four Piece Bathroom

Viewing Advised



David  
Doyle

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



Ground Floor



Approximate total area<sup>(1)</sup>

985.93 ft<sup>2</sup>

91.60 m<sup>2</sup>

(1) Excluding balconies and terraces

**Boxmoor Office**  
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Boxmoor

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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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