

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**38 Roseheath
Warners End
HP1 2LT**

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Offers in Excess of £550,000



David Doyle are delighted to present to the sales market this excellent three bedroom semi detached family home with a garage and parking situated in this popular HP1 location close to excellent amenities, highly regarded schooling and Mainline Railway Station offering links to London Euston. The property has been extended and updated by the current owners yet offers further extension possibilities subject to the necessary planning consents. The accommodation comprises a spacious entrance hall with a cloakroom area offering storage facilities and a door to the guest WC, a well proportioned lounge with an attractive log burning fire, stairs to the first floor and the recently refitted fully integrated kitchen/dining room, beautifully arranged with a range of wall and base units, coordinating wood effect work surfaces, a distinct dining area with patio doors opening to the rear garden and leading to the utility area with further units, velux windows and a personal door to the rear garden. To the first floor is a landing with access to the loft housing the combi boiler and doors to three

bedrooms, the master with built in wardrobes and the refitted shower room arranged with a white suite, tiled walls and chrome sanitary ware. Externally, the rear garden is a particular feature of the property generous in size, exceptionally well maintained and arranged with an extensive lawn, patio seating areas, mature plant and shrub borders, fenced boundaries and personal doors to the garage, brick built store with WC and shed. Gated access leads to the front of the property which offers extensive off street parking facilities. With benefits including gas central heating, double glazing and tasteful décor throughout, we highly recommend an internal viewing to truly appreciate this rarely available excellent 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 as is the mainline railway station with links to London Euston.

Three Bedroom Semi Detached Family Home

Garage & Driveway

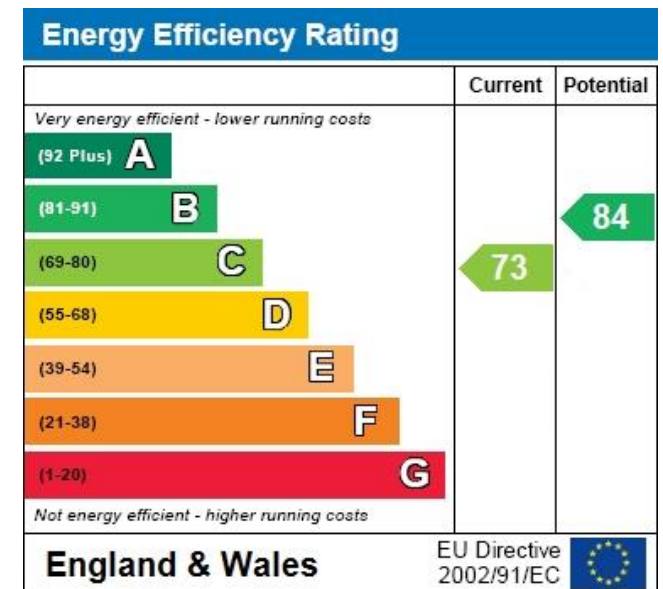
Extended To The Ground Floor

Excellent Condition Throughout

Generous Rear Garden

Close To Highly Regarded Schooling & Amenities

HP1 Position



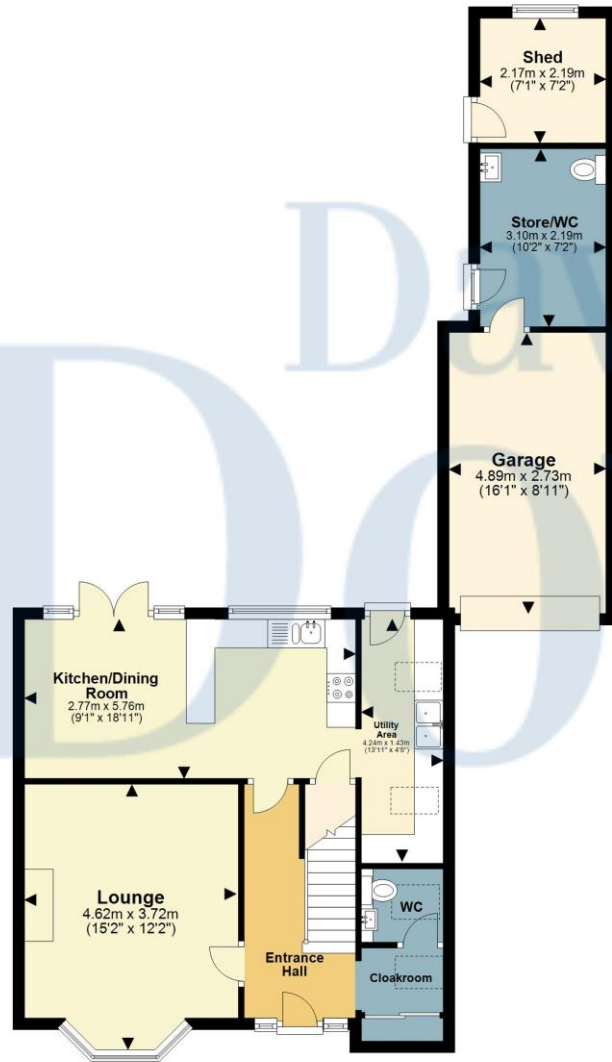
David
Doyle

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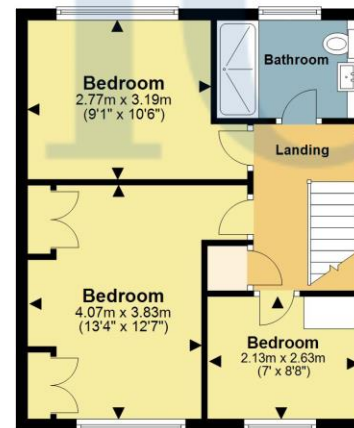
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Call **01442 248671** to arrange a viewing or register an interest

Ground Floor
Approx. 76.7 sq. metres (825.8 sq. feet)



First Floor
Approx. 40.0 sq. metres (430.2 sq. feet)



Total area: approx. 116.7 sq. metres (1256.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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