

**23 Hanger Close, Hemel
Hempstead, Hertfordshire, HP1
1TR**

David
Doyle
Sales and Lettings

Offers in Excess of £400,000 Freehold



David Doyle are delighted to offer to the sales market this three bedroom family home with a lovely private rear garden situated in this popular HP1 residential location close to Boxmoor village, Hemel Hempstead Town Centre, excellent amenities and the benefit of NO UPPER SALES CHAIN. Pleasantly decorated throughout, yet offering potential to update, the accommodation comprises a hallway with stairs to the first floor and doors to a guest WC, a fitted kitchen with a range of wall and base units and space for white goods and the well proportioned living/dining room leading to a sun room enjoying views to the rear aspect and, a useful side passage. The first floor offers three good sized bedrooms and a family shower room. Externally, a particular feature of the property is the lovely rear garden which is pleasantly private and arranged with patio seating areas, mature feature plants and shrubs, fenced boundaries, a shed and gated rear access to the gardens end. To the front of the property is a paved garden area with hedged borders and a pathway to the front door. Further benefits include Gas Central Heating and Double Glazing. An appointment to View is highly recommended to appreciate this much loved family home.

‘Boxmoor Village’ has a range of shopping facilities and amenities, including the Village Hall and Playhouse, restaurants, public houses and Leisure Centre. The Moor is a beautiful open space with a cricket pitch and the Grand Union Canal and River Bulbourne running through it. The mainline railway station offers an excellent service to London Euston (26 mins)

Three Bedroom Family Home

Popular Boxmoor Location

Close To Schools & Amenities

Well Maintained Condition

Extended To The Ground Floor

Private Rear Garden

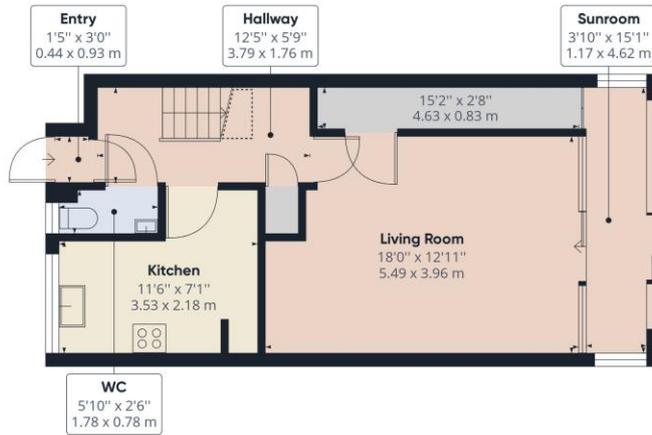
Potential To Update

NO UPPER CHAIN

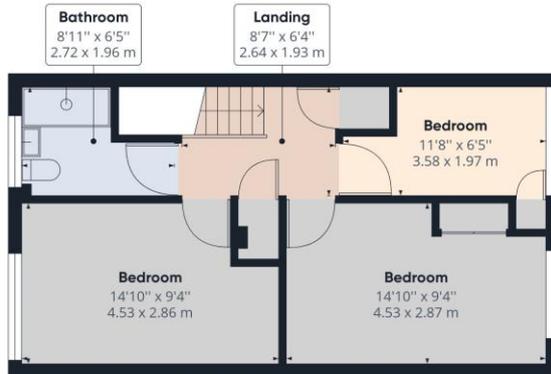
Viewing Advised

Council Tax Band D

Tenure -Freehold



Ground Floor



Floor 1

Approximate total area⁽¹⁾
965.03 ft²
89.65 m²

Reduced headroom
14.65 ft²
1.36 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.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

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