

# David Doyle

 MAYFAIR  
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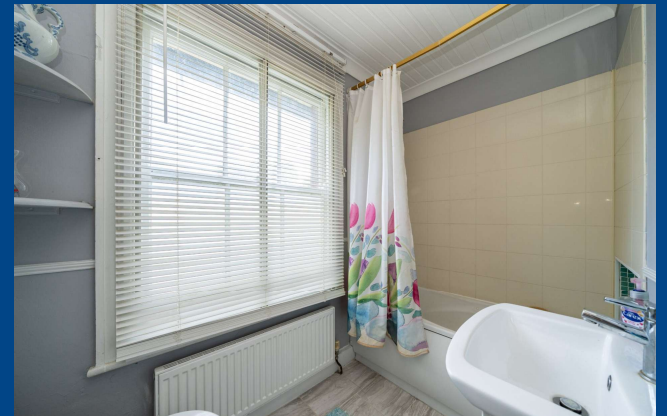
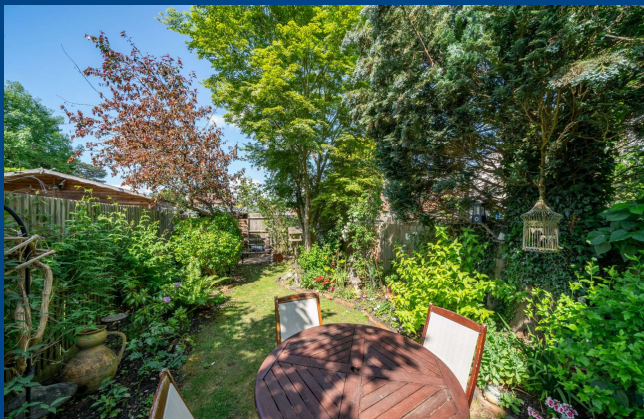


2 Lower Adeyfield  
Road, Hemel  
Hempstead,  
Herts SG9 6LH

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

Offers in Excess of £485,000







- RARELY AVAILABLE THREE DOUBLE BEDROOM SEMI-DETACHED CHARACTER PROPERTY
- DRIVEWAY FOR MULTIPLE VEHICLES
- POPULAR RESIDENTIAL LOCATION CLOSE TO HEMEL HEMPSTEAD OLD TOWN, AMENITIES, AND TRAVEL LINKS
- WELL MAINTAINED BY CURRENT OWNERS
- SPACIOUS ENTRANCE HALL WITH STAIRS TO FIRST FLOOR
- LARGE LIVING ROOM WITH FIREPLACE AND MANTLE
- LARGE FITTED KITCHEN WITH RANGE OF WALL AND BASE UNITS
- GENEROUS DINING ROOM WITH FEATURE FIREPLACE AND MANTLE
- FRENCH DOORS TO CONSERVATORY WITH VIEWS OF REAR GARDEN
- THREE LOVELY DOUBLE BEDROOMS

- REFITTED FAMILY BATHROOM
- PRIVATE REAR GARDEN WITH MATURE PLANTS AND SHRUBS
- FENCED BOUNDARIES AND GATED REAR ACCESS
- MATURE GARDEN TO FRONT WITH DWARF WALLED BOUNDARIES
- PATHWAY TO FRONT DOOR
- LARGE DRIVEWAY PROVIDING OFF-STREET PARKING FOR MULTIPLE VEHICLES

NEARBY `OLD TOWN` HIGH STREET:

- DESCRIBED AS THE PRETTIEST ROAD IN THE COUNTRY
- VICTORIAN PROPERTIES
- BEAUTIFUL ST. MARY`S CHURCH
- TOWN HALL
- COBBLED STREETS
- RESTAURANTS

- PERIOD PUBLIC HOUSES
- SPECIALIST SHOPS

Three Double Bedroom Semi Detached

Character Family Home

Driveway

Sash Windows

Two Reception Rooms

Large Kitchen

Conservatory

Mature Rear Garden

Viewing Advised

Council Tax Band D

Tenure - Freehold

Energy Efficiency Rating

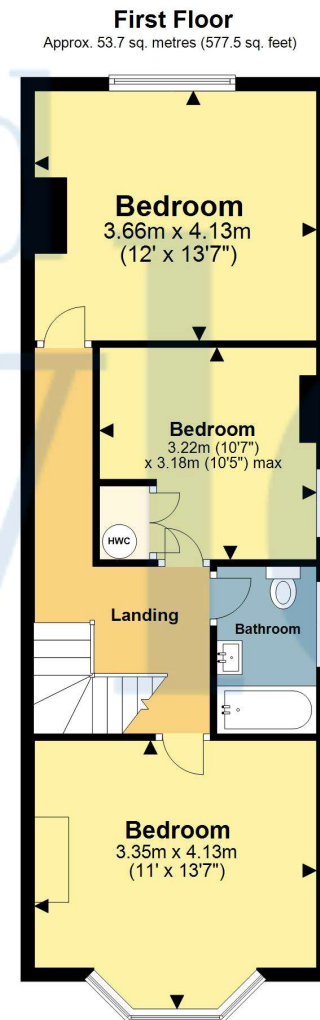
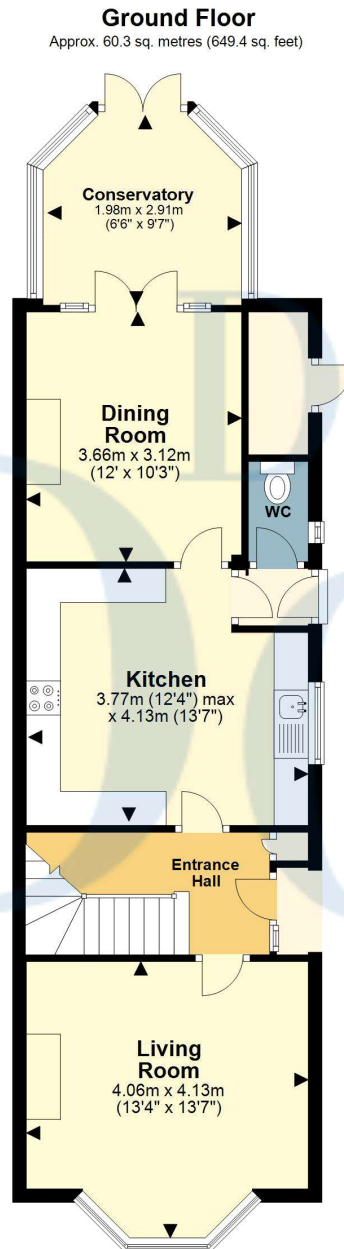
David  
Doyle

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



Total area: approx. 114.0 sq. metres (1226.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio

2 Lower /  
Hempstead  
5R7

100r Office  
Johns Road  
oor  
Hempstead  
, HP1 1QQ  
2 248671

## 2 Lower Adeyfield Road, Hemel Hempstead, Hertfordshire, HP2 5BZ

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

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