

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**1 BirchGreen
Warners End
HP1 2QX**

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Price £475,000 Freehold



David Doyle are delighted to bring to the sales market this rarely available large three bedroom family home with a driveway and garage situated in a this sought after HP1 cul de sac just a short drive to Hemel Hempstead, Potten End and Berkhamsted with excellent amenities and highly regarded schooling close at hand. Coming to the market for the first time in many years, this rarely available home comprises an entrance hall with stairs to the first floor, a large understairs cupboard and doors to a bright living room, separate dining room with lovely views of the rear garden and a fitted kitchen with a range of wall and base units and space and plumbing for white goods leading to the utility area with further units and a personal door to the front of the property. Accessed from the kitchen is a lovely conservatory/sun room enjoying views of the garden and with doors to two store areas, one opening to the garage. To the first floor is a landing offering loft access, three bedrooms, the master being of impressive size, a family bathroom

and separate WC. Externally, the rear garden is situated on a pleasant plot and arranged with a patio seating area leading to lawn with plants and shrubs and fenced borders. To the front of the property is a further garden area with mature plants and shrubs, hedged borders and a driveway leading to the garage which is accessed via an up and over door. Offered with the benefit of NO UPPER CHAIN and with potential to improve and further extend (subject to the necessary planning consents, an appointment to view is 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 Bedroom Family Home

Driveway & Garage

HP1 Situation

Gas Central Heating

Double Glazing

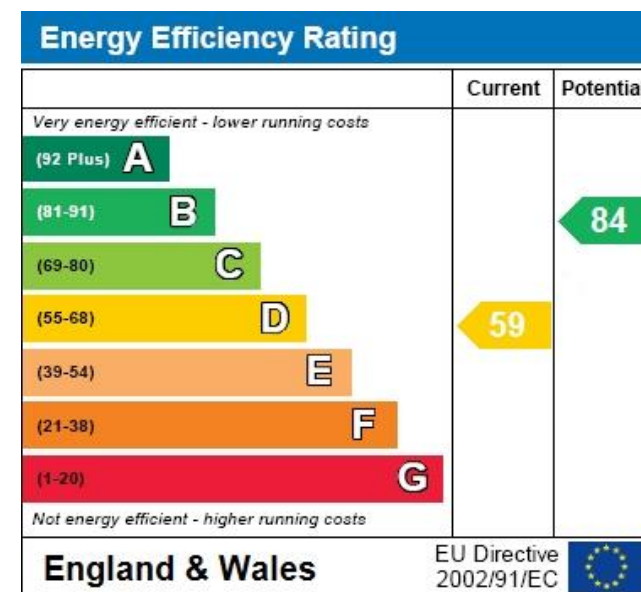
Scope To Improve/Extend (STNPC)

Close To Amenities

Over 1340 Sq Ft

NO UPPER CHAIN

Viewing Advised



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



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