

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**10 Lindlings
Chaulden
HP1 2HB**

01442 248671 www.daviddoyle.co.uk boxmoor@daviddoyle.co.uk

Offers in Excess of £600,000



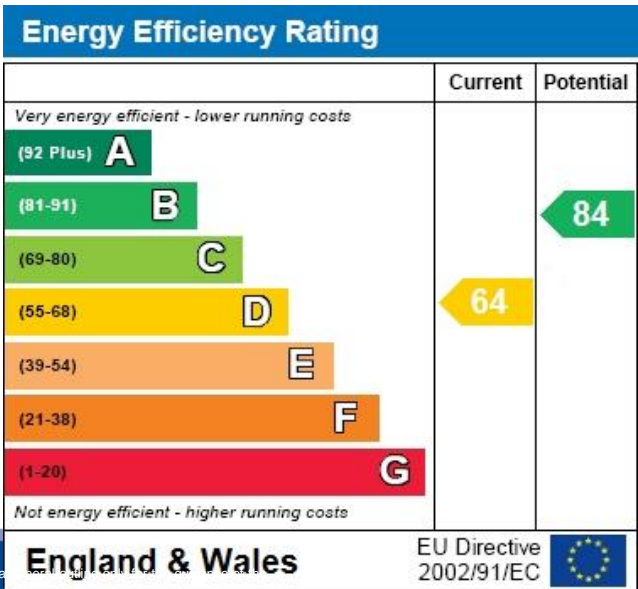
David Doyle are delighted to present to the sales market this extended three/four bedroom semi detached family home with a garage and parking situated in this popular HP1 location close to excellent amenities, highly regarded schooling and Mainline Railway Station offering links to London Euston. The property has been extensively extended and updated by the current owners and the accommodation comprises a spacious entrance hall with doors to a fully tiled shower room, an inner hallway with a door to the bright dual aspect living room, stairs to the first floor with understairs storage and the impressive kitchen/dining room with a range of wall and base units, coordinating work surfaces, built in appliances, space and plumbing for white goods and opening to the beautiful dining area with a cupboard housing the boiler, velux windows and bi fold patio doors opening to the rear garden. Accessed from the dining area is the fourth bedroom, currently used as a study. To the first floor is a landing with loft access via a pull down ladder and doors to three bedrooms, the

master with built in bespoke wardrobes and bedroom two enjoying dual aspect views. Finishing the first floor accommodation is the family bathroom. Externally, the rear garden is a particular feature of the property being generous in size, mostly laid to lawn with fenced boundaries, a personal door to the garage and gated access to the front of the property which offers a driveway and access to the garage. The property benefits from quality wooden flooring and recessed ceiling lighting to the ground floor, gas central heating and double glazing throughout. We recommend an internal viewing to really appreciate this 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, whilst the mainline railway station offers a fast and frequent service to London Euston.

Three/Four Bedroom Semi Detached Home

- Garage And Driveway
- Extended To The Ground Floor
- Sought After HP1 Position
- Excellent Condition Throughout
- Far Reaching Views
- Generous Garden
- Two Bathrooms
- Close To Amenities, Schools & Station
- Viewing Advised



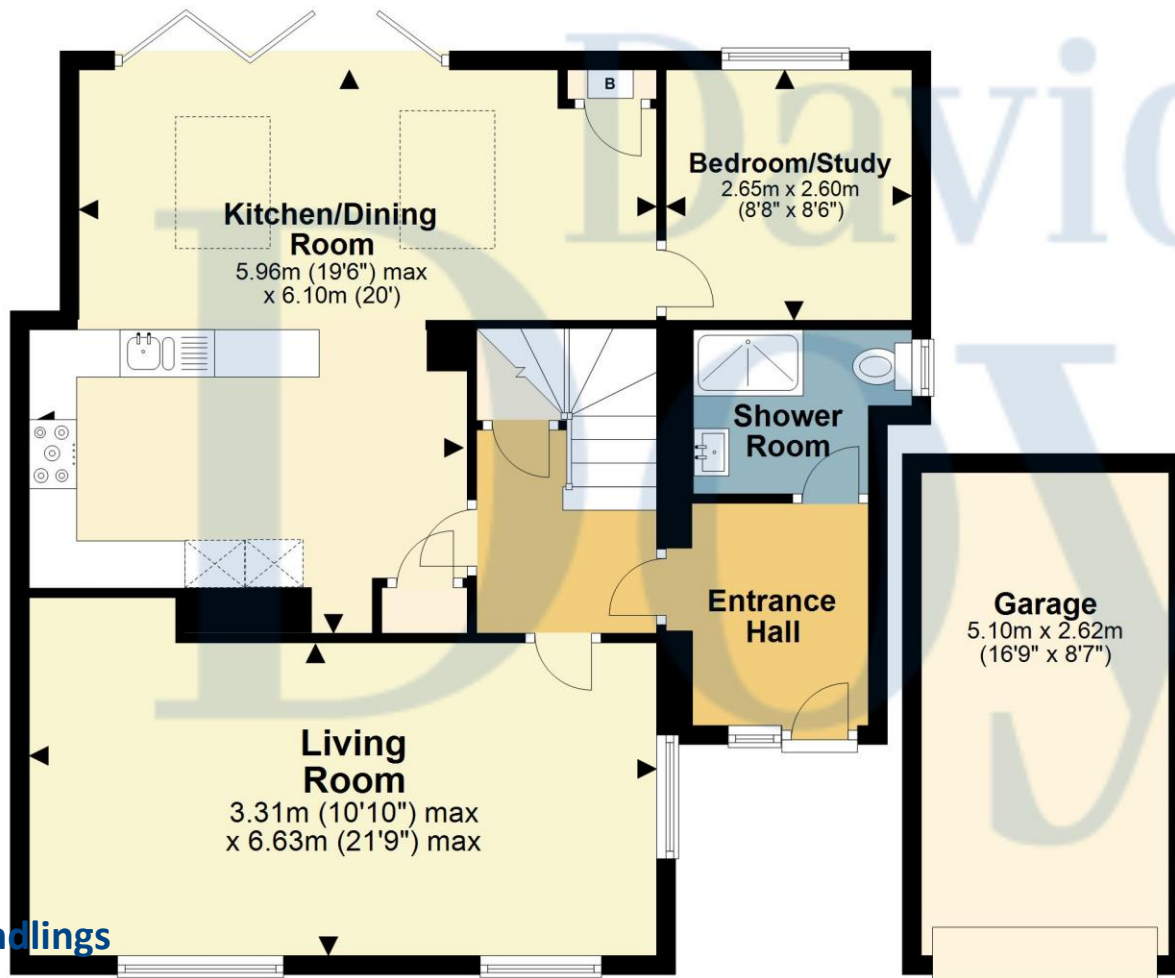
David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a guide only and are not intended to constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, 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.



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

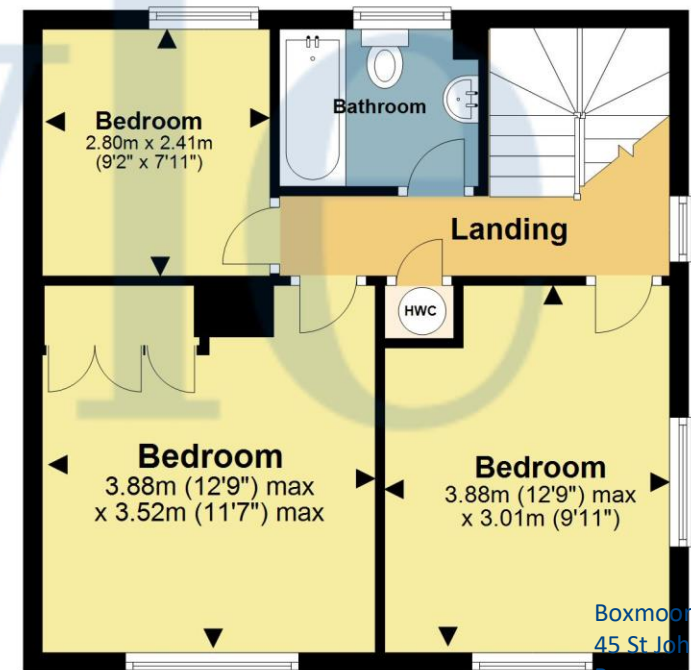
Ground Floor

Approx. 91.1 sq. metres (980.2 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.4 sq. feet)



10 Lindlings
Chaulden HP1 2HB

Boxmoor Office
45 St Johns Road
Boxmoor
Hemel Hempstead
Herts, HP1 1QQ
01442 248671

Total area: approx. 135.0 sq. metres (1453.6 sq. feet)