

**39 Keiths Road, Hemel
Hempstead, Hertfordshire,
HP3 8DR**

David
Doyle
Sales and Lettings

Offers Over £400,000 Freehold



David Doyle are delighted to present to the sales market this exceptionally presented and well proportioned two double bedroom end of terrace family home with driveway parking situated in this popular HP2 side road close to excellent amenities and highly regarded schooling. The property has been extensively updated and reconfigured but still offers scope to extend subject to the necessary planning consents, The internal accommodation is pleasantly spacious and comprises a generous living room leading to the spacious refitted kitchen/breakfast room, arranged with a vast range of high gloss wall and base units, coordinating quartz work surfaces, integrated appliances, part tiled walls and a distinct dining area with patio doors opening to the rear garden. To the first floor are two beautifully decorated spacious double bedrooms, a generous landing with loft access and finishing the accommodation is the refitted family bathroom comprising a contemporary white suite with fully tiled walls and chrome sanitary ware. Externally, the rear garden is a particular feature of the property being generous in size, mainly laid to lawn with patio and shingled seating area, mature trees, plants and shrubs, fenced boundaries and side access to the front of the property offering a generous driveway and an attractive garden area with trees and hedged borders. In excellent order throughout and with benefits including new flooring, bespoke shutters, gas central heating and double glazing, we highly recommend a viewing of this excellent property.

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.

Two Double Bedroom Family Home

Driveway

Refurbished To A High Standard

Scope To Extend (STNPC)

Refitted Kitchen & Bathroom

New Flooring & Worcester Bosch Boiler

Popular Residential Location

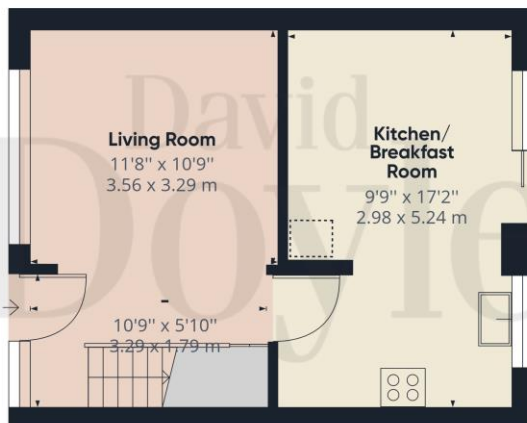
Close To Schools & Amenities

Beautiful Decor Throughout

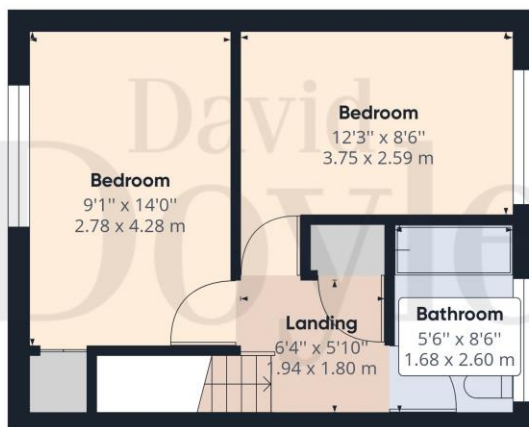
Viewing Recommended

Council Tax Band C

Tenure -Freehold



Ground Floor



Floor 1

Approximate total area⁽¹⁾

711.43 ft²
66.09 m²

Reduced headroom

3.40 ft²
0.32 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		88
(69-80) C		
(55-68) D	65	
(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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