

**8 Connaught Close  
Hemel Hempstead  
HP2 7AB**

**David  
Doyle**  
Sales and Lettings

**Offers Over £475,000** Freehold



David Doyle are delighted to welcome to the market this excellent three bedroom family home situated in this popular residential position conveniently located for excellent amenities, highly regarded schooling and travel links. The property has been extensively updated by its current owners to offer tasteful living space and benefits from a generous driveway and an attractive private rear garden. The accommodation comprises an entrance porch opening to the stunning living/dining room with stairs to the first floor and paned double doors opening to the lovely kitchen/breakfast room offering a range of wall and base units, coordinating work surfaces, integrated appliances, space and plumbing for white goods, a distinct dining area and patio doors opening to the rear garden. Leading from the kitchen is an inner lobby with doors to the guestst WC and the converted garage, split in to two parts, one used as a useful utility area that could be further configured to be used as a reception room and a storage area behind the garage facade. To the first floor is a landing with loft access and doors to three bedrooms, two of which are large doubles and the contemporary refitted four piece family bathroom. Externally, the rear garden is pleasantly private and landscaped to offer a patio seating area, otherwise laid to lawn with mature plants and shrubs and with fenced boundaries. To the front of the property is a generous driveway offering excellent off street parking facilities and hedged borders. Offered to the market in pristine decorative order throughout with new carpets and quality high specification doors and fittings, this fantastic property is a must see.

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

Generous Driveway

Exceptional Order Throughout

Recently Decorated

Re Carpeted

Quality Doors & Fixtures

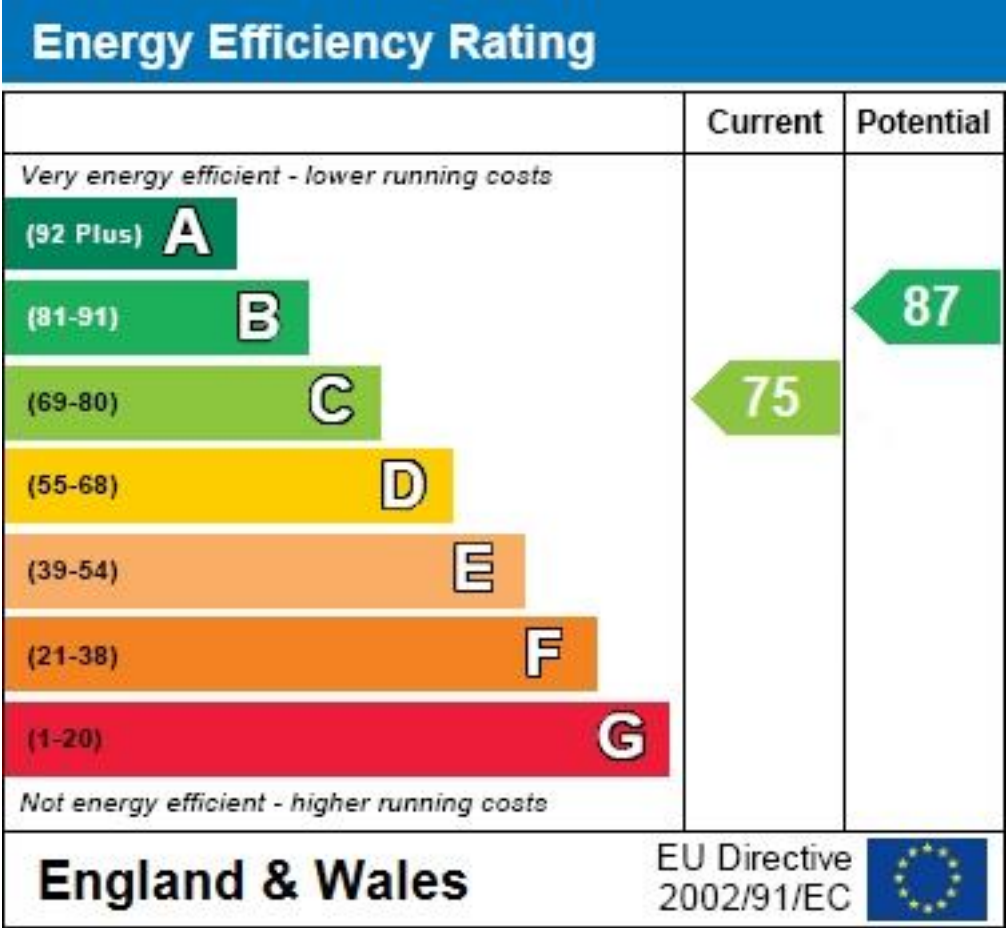
Close To Schools & Amenities

NO UPPER CHAIN

Viewing Advised

Council Tax Band D

Tenure -Freehold







**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

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