

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**2 Brickmakers Lane
Hemel Hempstead
Hertfordshire
HP3 8NY**

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Guide Price £499,995 Freehold



This 3 Bedroom end of terrace family home is situated in this sought after residential location while being convenient for local shops, schools and amenities and offers scope to extend STNC. The ground floor is arranged with an open plan Lounge Dining Room, Conservatory, fitted Kitchen, side Hallway offering access to a Workshop, Utility Area, Cloak Room, the Garage while also offering access to the front and rear. The ground floor is completed by a Porch and an Entrance Hall with stairs leading to the first floor. The first floor boasts 3 Bedroom and a family Shower Room. Externally the property benefits from both Front and Rear Gardens with the Front Garden being of good width and providing Off Road Parking facilities. The Rear Garden is pleasantly private with a patio seating area, herbaceous borders, an area laid to lawn and a Summer House towards the rear of the garden with a door out of the back that leads to a garden shed. The Garage is of a good size and has an up and over door along with a personal door to the side Hallway. NO UPPER CHAIN.

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.

3 Bedroom end of terrace family home with scope to extend SSTNC

Open plan Lounge Dining Room

Conservatory. Fitted Kitchen

Work Shop. Utility Area

First floor Shower Room

Driveway

Generous Garage

Front and Rear Gardens

NO UPPER CHAIN

VIEWING IS A MUST

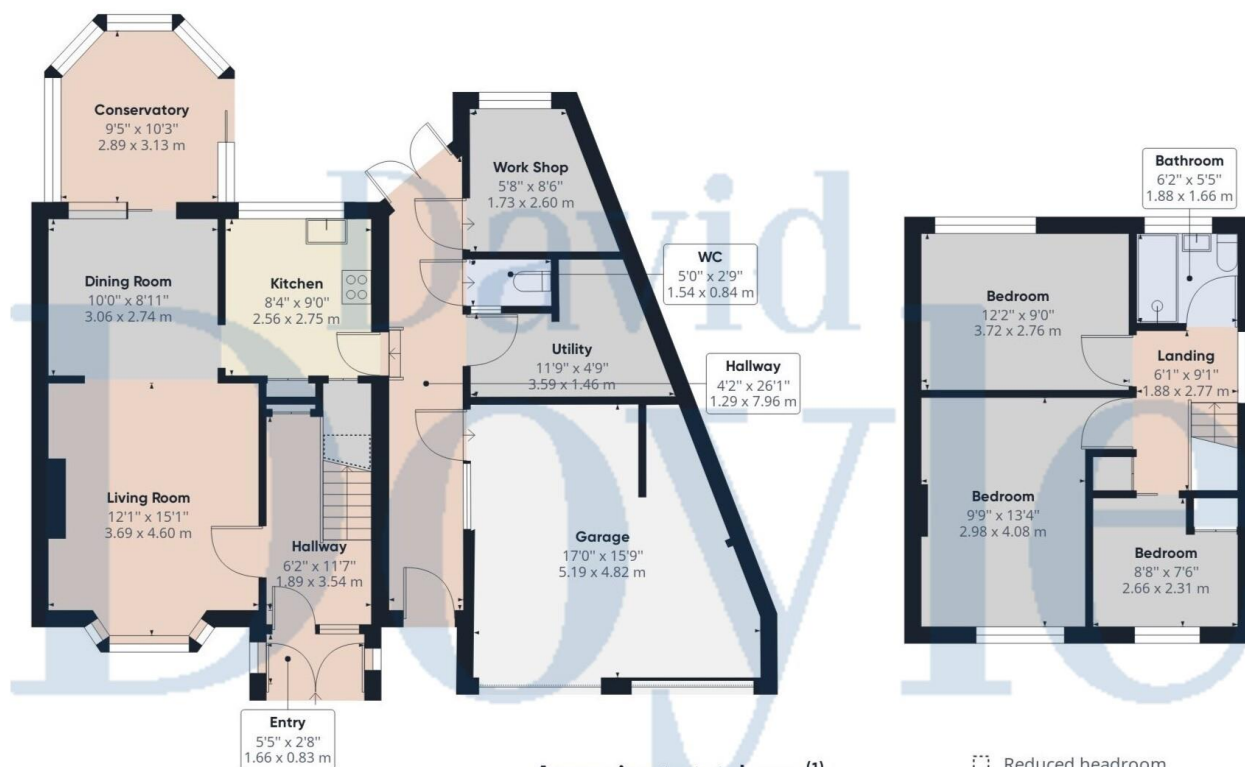
**David
Doyle**

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



Approximate total area⁽¹⁾

1435.25 ft²

133.34 m²

Reduced headroom

11.56 ft²

1.07 m²

Reduced headroom
(below 1.5m/4.92ft)

(1) Excluding balconies and terraces

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

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