

# David Doyle

 **MAYFAIR**  
OFFICE.CO.UK



**1 Simmonds Rise  
Hemel Hempstead  
Hertfordshire  
HP3 9EA**

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**Guide Price £475,000** Freehold





This beautiful 3 double bedroom end of terrace family home with an ensuite to the master bedroom has undergone extensive renovation and enhancements. It now offers stylish and comfortable living spaces, conveniently situated near local shops, sought after schools and amenities. One exceptional aspect of this property is the open plan lounge, kitchen, and dining room boasting a stunning vaulted ceiling and bi-fold doors that offer seamless access to a decked seating area in the rear garden. The garage has been reduced in size and is now a useful storage space with an electric roller shutter door. This modification allowed the current owners to establish a home office and a guest cloakroom, both accessible from the welcoming entrance hall. The master bedroom benefits from an ensuite wet room. A driveway at the front provides off-road parking, and the rear garden offers a tranquil and private setting. Viewing this remarkable property is highly 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.

Beautifully renovated 3 double bedroom end of terrace family home

Ensuite bathroom in the master bedroom

Open plan lounge, kitchen, and dining room with stunning vaulted ceiling

Bi-fold doors providing seamless access to a decked seating area in the rear garden

Home office and guest cloakroom

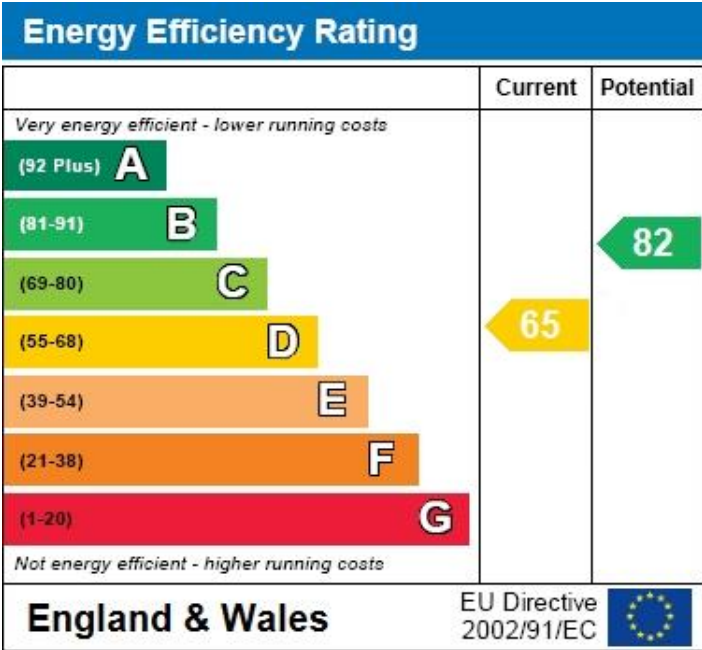
Private rear garden

Driveway

Conveniently located near local shops, sought after schools and amenities

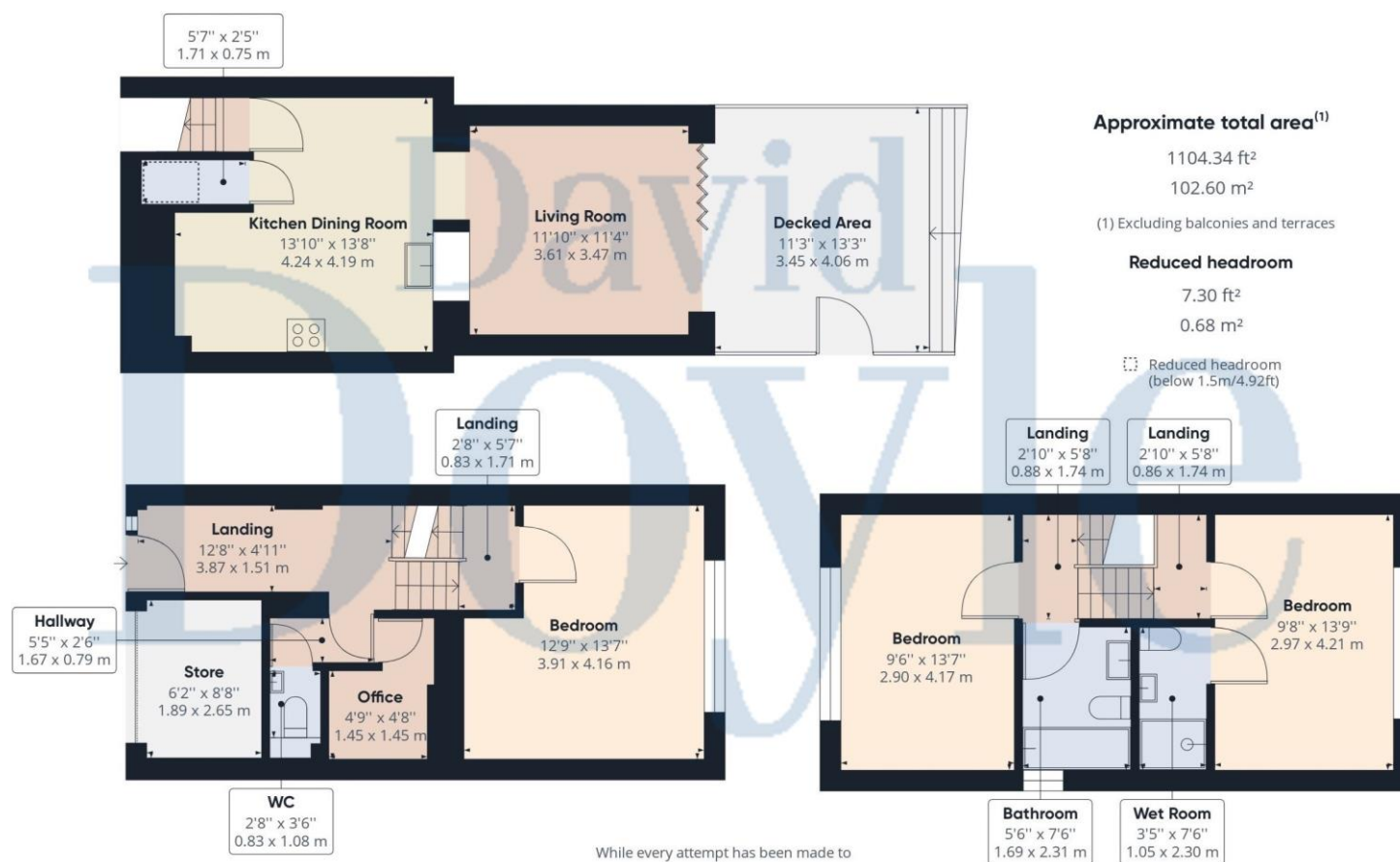
Double glazing. Gas heating

Viewing is a MUST





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



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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