

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**2 Howards Drive
Gadebridge
HP1 3ND**

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Price £475,000 Freehold



David Doyle are delighted to offer to the sales market this very well presented three/four bedroom family home with a large driveway and excellent scope for extension or annexe conversion subject to the necessary planning consents. The accommodation comprises an entrance hall leading left to the main lounge which is of excellent size opening to the dining / kitchen area with a vast range of wall and base units and co ordinating work surfaces. Accessed from the kitchen is an inner lobby with doors to a guest bedroom/study, WC and the rear garden To the first floor are three bedrooms, all with fitted wardrobes and a refitted family bathroom. Externally, the property is situated on a large corner plot and has a generous and attractive rear garden arranged with a large patio area leading to a newly installed wooden pergola, well manicured lawn with mature plant and shrub borders, fenced boundaries and gated access leading to the front of the property offering a driveway providing off street parking for multiple vehicles. The

property has been updated by the current vendors to a high specification throughout and an internal viewing is recommended to appreciate all this home has to offer.

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

Large Driveway

Extension/Annexe Potential

High Specification Throughout

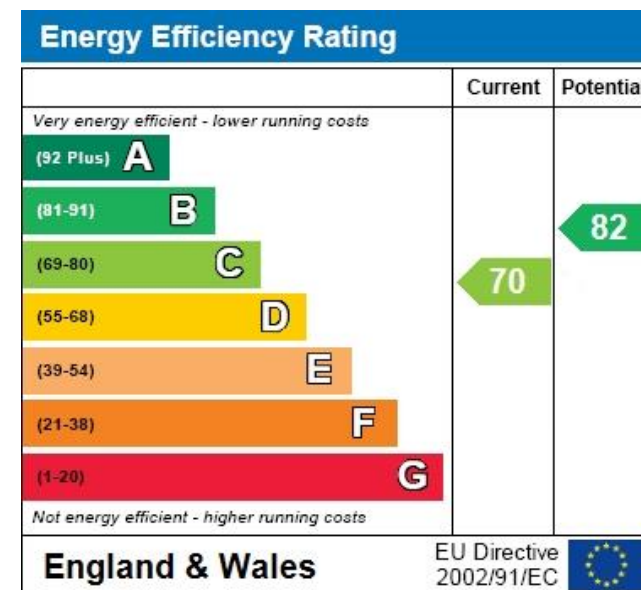
HP1 Position

Close To Schools & Amenities

Generous Garden

Ground Floor Study Currently Used As a Bedroom

Viewing Advised



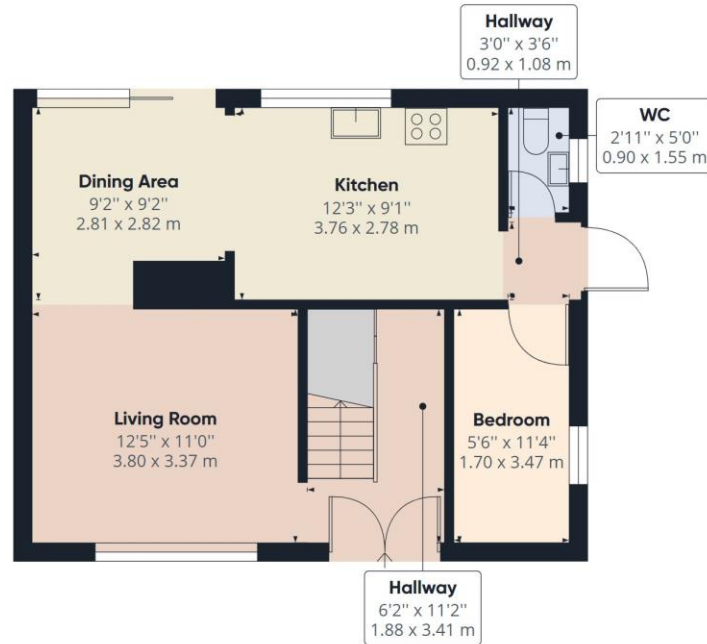
David
Doyle

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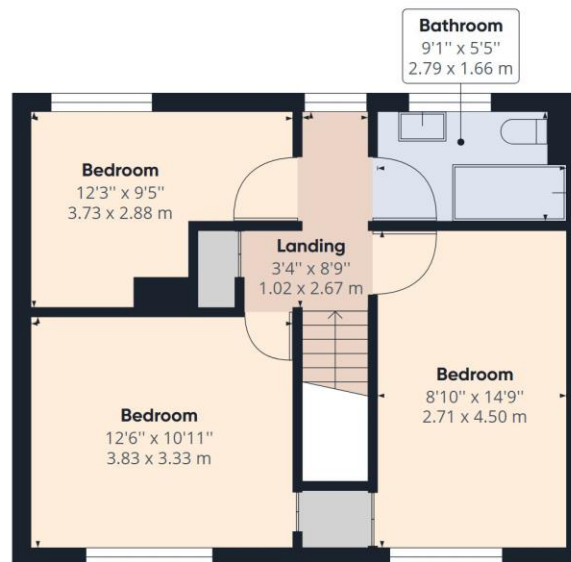


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Call **01442 248671** to arrange a viewing or register an interest



Ground Floor



Approximate total area⁽¹⁾

973.19 ft²

90.41 m²

(1) Excluding balconies and terraces

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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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