

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**20 Cotterells
Hemel Hempstead
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Offers Over £330,000 Freehold



David Doyle are delighted to offer to the Sales Market this attractive 2 bedroom character property situated in this popular Town Centre location close to excellent amenities including shops, schools and the Mainline Railway Station with links to London Euston. Offered in good order throughout, the accommodation comprises a dual aspect living/dining room offering wide plank flooring, an attractive fireplace and versatile living space currently arranged as a living room to the front aspect and a dining area to the rear aspect with a doorway to the fitted kitchen offered with a range of wall and base units, integrated appliances and space and plumbing for white goods. Also accessed from the living room is a very useful basement, currently used for storage. To the first floor is a spacious landing with loft access and doors to two bedrooms, the master being of excellent size and a generous four piece family bathroom fitted with a white suite and with chrome sanitary ware. Externally, the rear garden

is very generous, pleasantly private and well arranged with steps leading to a patio seating area, lawn with attractive plant and shrub borders, fenced boundaries and a shed to the gardens end. To the front of the property is a cottage garden with dwarf walled boundaries and a pathway to the front door. Further benefits include double glazing, gas central heating and ample permit parking close by. An appointment to view is highly recommended to appreciate this excellent home. 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.

Rarely Available

Iconic Character Cottage

Two Bedrooms

Large Living Space

Four Piece Bathroom

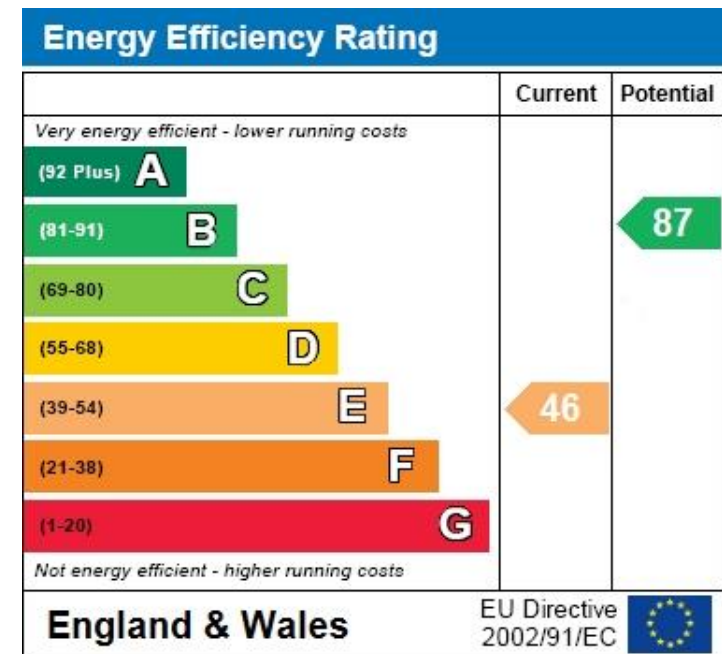
Basement

Close To Amenities & Town Centre

Good Order Throughout

NO UPPER CHAIN

Viewing Advised



David
Doyle

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



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