

David
Doyle

 **MAYFAIR**
OFFICE.CO.UK



**8 Blair Close
Hemel Hempstead
Hertfordshire
HP2 7QJ**

01442 248671 www.daviddoyle.co.uk boxmoor@daviddoyle.co.uk

Offers Over £400,000 Freehold



This beautifully presented family home features 4 bedrooms and is located in a secluded position with ample off-road parking. Situated in a desirable residential area, the property offers convenient access to local shops, amenities and sought-after schooling while both St Albans and Harpenden are close at hand.

The ground floor consists of a partially open plan lounge and dining area, a well equipped kitchen and a bedroom with an en-suite shower room. Upstairs, you will find three more bedrooms and a family bathroom.

Externally, the property boasts a spacious and private rear garden that borders a wooded copse. The garden includes a large patio seating area, convenient side access, and an area lawn with herbaceous borders. The front of the property features a generous driveway, providing excellent off-road parking options.

Additional benefits of this home include double glazing, gas heating and NO

UPPER CHAIN.

Viewing is highly recommended to fully appreciate all that this property has to offer.

This property is situated close to a wooded copse with its peaceful bridleway, the Nicky Line cycle and walking route, Cupid Green Park with its Adventure Playground, Tennis Courts, Netball Courts and 3G floodlit sports pitch are all nearby.

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 presented family home with 4 bedrooms

Secluded position with ample off-road parking

Located in a desirable residential area

with convenient access to local shops and schools

Partially open plan lounge and dining area on the ground floor


Well equipped kitchen on the ground floor

Ground floor bedroom with an en-suite shower room

Family bathroom

Spacious and private rear garden bordering a wooded copse

NO UPPER CHAIN

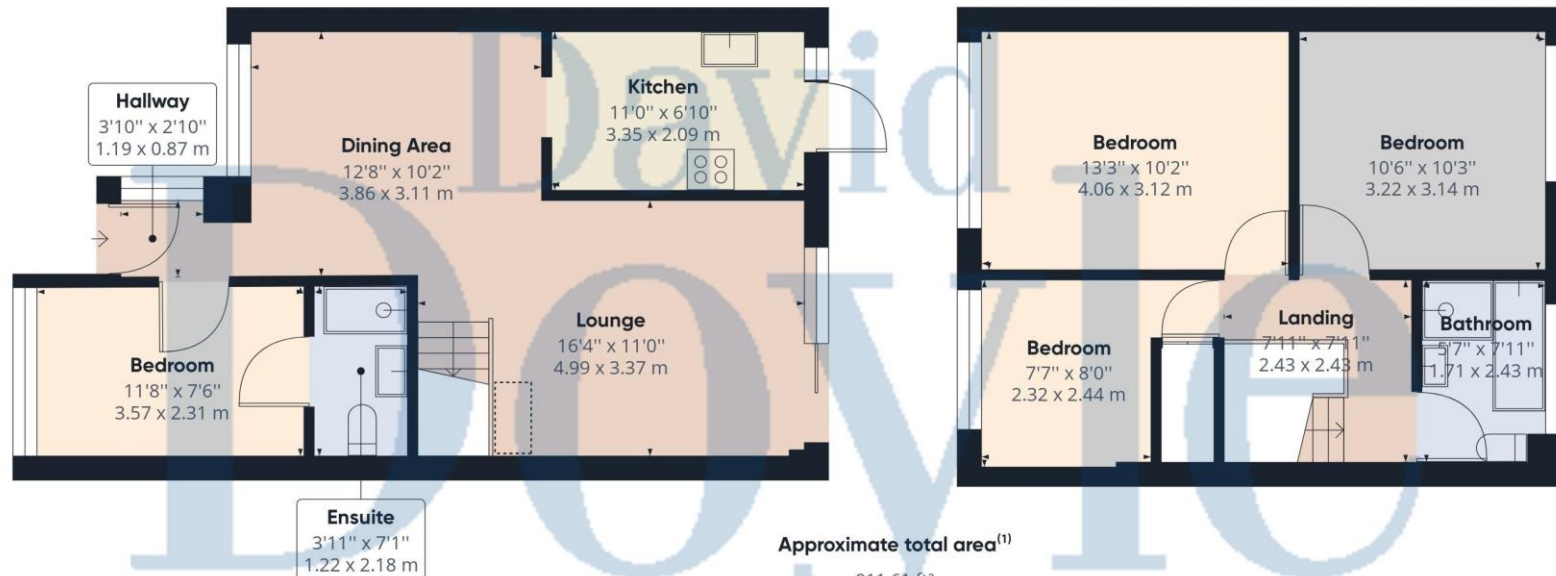
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out for the information of intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.

David
Doyle

 **MAYFAIR**
OFFICE.CO.UK

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



Approximate total area⁽¹⁾

911.61 ft²
84.69 m²

(1) Excluding balconies and terraces

Reduced headroom

5.02 ft²
0.47 m²

Reduced headroom
(below 1.5m/4.92ft)

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

8 Blair Close
Hemel Hempstead
Hertfordshire
HP2 7QJ



Boxmoor Office
45 St Johns Road
Boxmoor
Hemel Hempstead
Herts, HP1 1QQ
01442 248671