

David Doyle

 **MAYFAIR**
OFFICE.CO.UK

FOR SALE
David Doyle
01442 248671

**13 Pudding Lane
Hemel Hempstead
Hertfordshire
HP1 3JU**

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Offers Over £375,000 Freehold



David Doyle are delighted to offer to the market this very well presented three bedroom family home situated in this popular HP1 residential location close to highly regarded schooling and local amenities. The property has been very well maintained and updated by the current owner and a viewing is much advised to appreciate this excellent property. The Ground floor accommodation comprises an entrance hall with stairs to the first floor and a door to the fitted kitchen arranged with a vast range of floor and wall mounted units, space for a free standing oven, a larder cupboard and leading in to the utility area with a wall mounted boiler, further units and space and plumbing for white goods. Also accessed from the hallway is the generous living room arranged with a feature fire and mantle, patio doors to the rear garden and a further door opening to the dual aspect conservatory enjoying views of the rear garden. The first floor boasts three well proportioned bedrooms, bedroom one offering a vast range of fitted wardrobes and finishing the first floor

accommodation is the recently refitted fully tiled bathroom, arranged with a white suite and chrome sanitary ware. Externally, the property benefits from a private rear garden attractively arranged with a patio area leading to an artificial lawn with plant and shrub borders, a shed, fenced boundaries and gated rear access to the far reaching fields beyond. To the front of the property is a further shingled garden area, immaculately presented with fenced boundaries and a pathway to the front door. Offered in excellent order throughout and with the benefits of gas central heating and triple glazing, this lovely property is a must see.

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

Popular HP1 Position

Close To Schools & Amenities

Extended To The Ground Floor

Very Well Presented

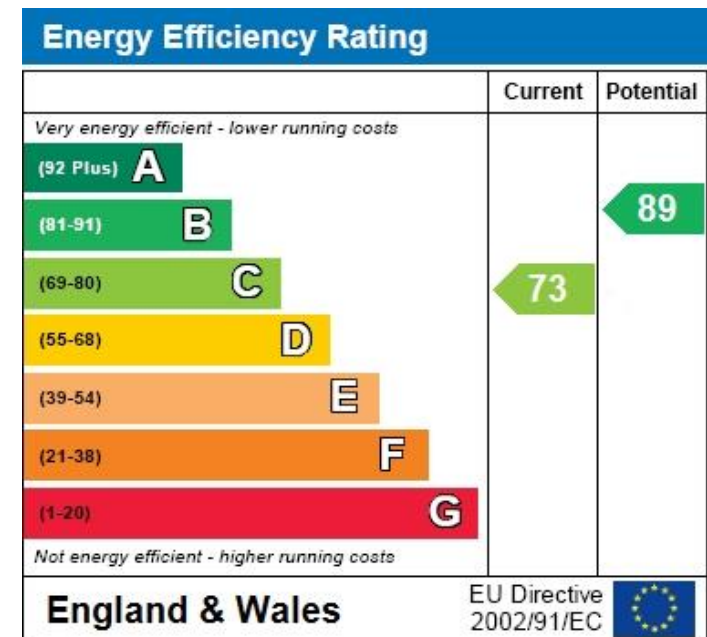
Kitchen/Utility Room

Large Living Room

Conservatory

Refitted Bathroom

Garden With Gated Access To Open Fields



David Doyle

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 as a general outline only for the guidance of the 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.



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



Approximate total area⁽¹⁾

877.74 ft²

81.54 m²

(1) Excluding balconies and terraces

Reduced headroom

10.61 ft²

0.99 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

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