

**22 Aubreys Road, Hemel
Hempstead, Hertfordshire,
HP1 2JP**

**David
Doyle**
Sales and Lettings

OIEO £375,000Freehold



David Doyle are pleased to offer to the sales market this well proportioned three bedroom family home with double width driveway located in this sought after HP1 residential situation conveniently located for local shops, schools and amenities. The internal accommodation comprises a dual aspect open plan

living/dining room, a fitted Kitchen with a range of units and work surfaces, a utility area that offers side access and a welcoming entrance hall with stairs leading to the first floor which has a landing with loft access, three well proportioned bedrooms and the family shower room. Externally, the property enjoys the

benefit of a lovely private low maintenance garden which is mostly laid to lawn with a shed to the gardens end and fenced boundaries. To the front of the property is a double width driveway offering excellent off street parking facilities. This much loved property has been updated by the owners to include quality

double glazed windows and doors, replacement soffits and fascias and a recently installed Worcester Bosch boiler whilst also offering scope for updating and extension subject to the

necessary planning consents. With the advantage of NO UPPER CHAIN, an internal viewing is a must.

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

Double Width Driveway

Low Maintenance Rear Garden

Sought After HP1 Location

Close To Schools & Amenities

Dual Aspect Living/Dining Room

Kitchen & Utility

NO UPPER CHAIN

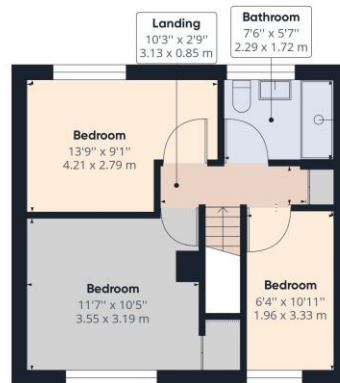
Viewing Advised

Council Tax Band C

Tenure -Freehold



Ground Floor



Floor 1

Approximate total area⁽¹⁾
795.73 ft²
73.93 m²

(1) Excluding balconies and terraces

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





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

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