

**19 Dickens Court, Hemel
Hempstead, Hertfordshire,
HP2 7NN**

David
Doyle
Sales and Lettings

Offers in Excess of £350,000 Freehold



A well proportioned and tastefully decorated three bedroom family home with Garage located in this popular Cul de Sac situation close to highly regarded schooling and excellent local amenities.

The accommodation comprises an entrance porch offering storage, a bright and spacious dual aspect living/dining room with stairs to the first floor and patio doors opening to the rear garden. Accessed from the dining area is the quality fitted kitchen with a vast range of wall and base units, integrated appliances and granite work surfaces. The first floor boasts three good sized bedrooms, the master with a range of fitted wardrobes and a family bathroom. Externally, a particular feature of the property is the lovely well maintained rear garden arranged with a patio seating area leading to lawn with fenced boundaries, a shed and rear access to the garage located in a nearby block. To the front of the property is ample communal parking. Priced competitively and with a motivated vendor, an internal viewing is highly recommended to appreciate this lovely family home.

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

Garage

Good Condition Throughout

Lovely Well Maintained Rear Garden

Cul De Situation

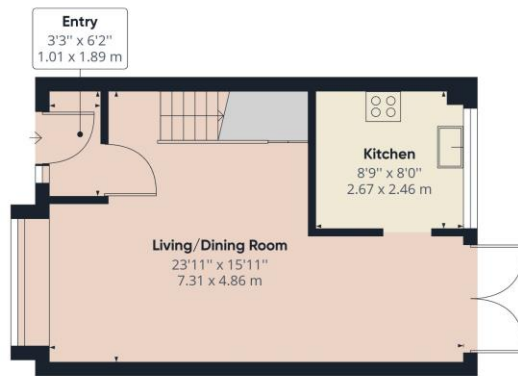
Sought After Schooling & Amenities Close By

Quality Fitted Kitchen

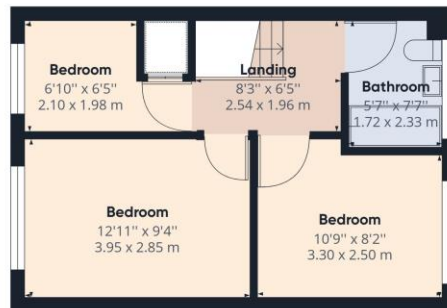
Versatile Living Space

Viewing Advised

Tenure -Freehold



Ground Floor




Floor 1

Approximate total area⁽¹⁾
745.03 ft²
69.22 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

Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 Plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>70</p>	<p>87</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	





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

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