

# David Doyle

 **MAYFAIR**  
OFFICE.CO.UK



**31 Ellingham Road  
Hemel Hempstead  
Hertfordshire  
HP2 5LE**

01442 248671 [www.daviddoyle.co.uk](http://www.daviddoyle.co.uk) [boxmoor@daviddoyle.co.uk](mailto:boxmoor@daviddoyle.co.uk)

**Guide Price £565,000** Freehold





This 3 bedroom link detached family home is situated on a highly sought after road, known for its desirability and convenient location near local shops, schools, and amenities.

As you enter the property, you are greeted by a welcoming porch that leads into a spacious entrance hall. The ground floor offers a comfortable and inviting living room, a dining room overlook the beautifully landscaped rear garden, kitchen, utility room and a s a guest cloakroom. Moving to the first floor, you will find 3 bedrooms and a shower room.

An Outstanding feature of this property is its pleasantly private landscaped rear garden. The property also boasts a garage and a generous driveway, offering excellent off road parking facilities.

With NO UPPER CHAIN viewing is highly recommended.

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.

### 3 bedroom link detached family home

Sought after road with desirable and convenient location near local shops, schools, and amenities

Welcoming porch leading into a spacious entrance hall

Ground floor features a comfortable living room, dining room overlooking the rear garden

Kitchen, utility room, and guest cloakroom

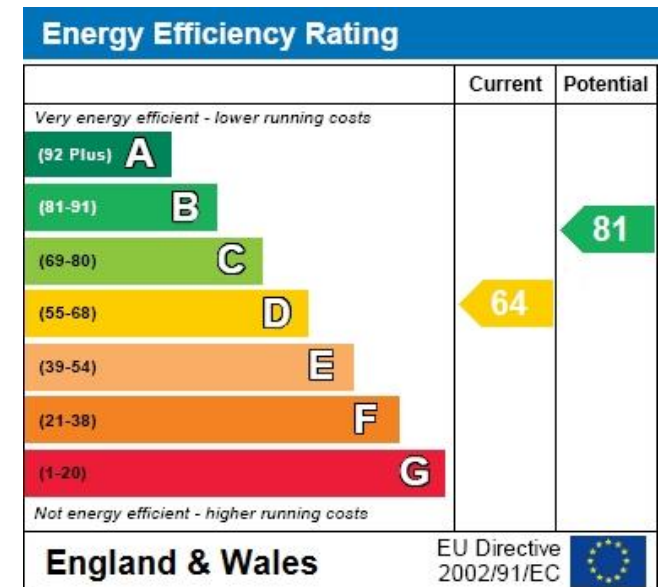
First floor comprises 3 bedrooms and a shower room

Pleasantly private landscaped rear garden

Property includes a garage and a generous driveway

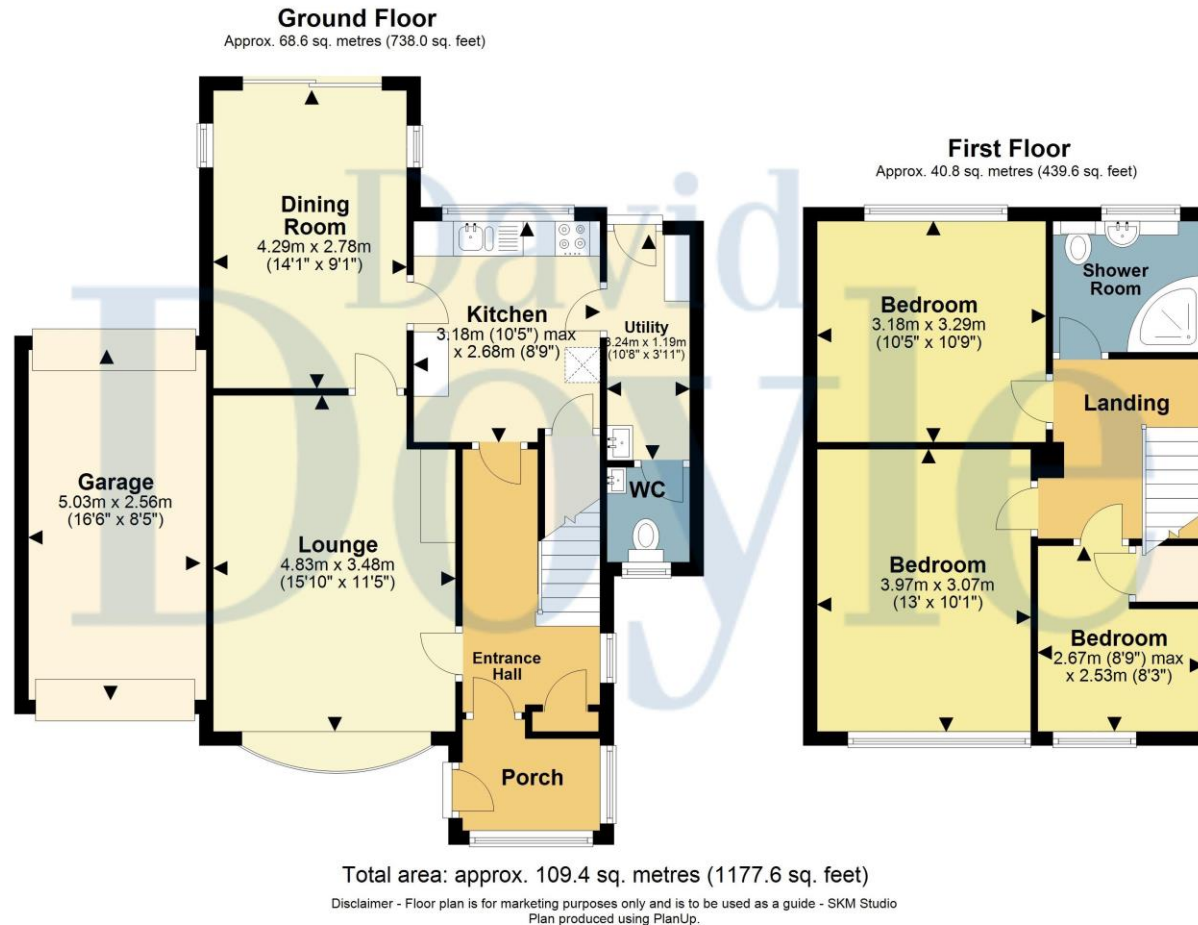
Viewing of the property is highly recommended

No upper chain





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



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