

**4 Grassy Close, Hemel
Hempstead, Hertfordshire, HP1
3QR**

David
Doyle
Sales and Lettings

Price £469,995 Freehold



This 3 bedroom semi detached family home is situated on a corner plot with a large rear garden and offers spacious accommodation. This property is located in a cul de sac and is conveniently located for local shops, schools and amenities. The ground floor is arranged with a lounge, a separated dining room, a fitted kitchen, a side lobby that offers access to the rear garden, a workshop and a cloak room. The first floor features 3 good sized bedrooms all with fitted wardrobes and a refitted family bathroom. The rear garden is an outstanding feature of this property and offers a generous outside area with gated side access, a patio seating area, workshop/garden shed otherwise laid to lawn with fenced boundaries. 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 semi detached family home

Cul de sac location close to local amenities

Generous rear garden

Lounge. Dining room

Fitted kitchen

Ground floor cloak room

First floor family bathroom

Viewing is a MUST

Council Tax Band D

Tenure -Freehold



Approximate total area⁽¹⁾


1010.50 ft²

93.88 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
<i>Very energy efficient - lower running costs</i> (92 Plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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

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