

**99 Bathurst Road, Hemel
Hempstead, Hertfordshire,
HP2 5RX**

**David
Doyle**
Sales and Lettings

Offers Over £325,000 Freehold



David Doyle are delighted to offer to the sales market this well presented three bedroom family home situated in this popular residential location close to highly regarded schooling and local amenities. The property has been well maintained by the current owner and a viewing is much advised to appreciate this freehold property. The Ground floor accommodation comprises an entrance hall with stairs to the first floor and a door to the living room opening to the dining area with patio doors to the rear garden and leading to the fitted kitchen arranged with a range of floor and wall mounted units, integrated appliances and space and plumbing for white goods. The first floor boasts three well proportioned bedrooms, the master being of good size and offering a range of fitted wardrobes. Finishing the first floor accommodation is the refitted family bathroom, arranged with a white suite, chrome sanitary ware and contemporary part tiled walls. Externally, the property benefits from an attractive rear garden arranged with a patio seating area to the gardens end otherwise laid to lawn with mature plants and shrubs, a brick built shed, fenced boundaries and gated side access to the front of the property, also with a garden area and pathway to the front door. Offered in good decorative order throughout and with the benefits of gas central heating, double glazing and ample communal parking close at hand, this lovely property is a must see.

Three Bedrooms

Freehold

Perfect Family Home

Close To Schools & Amenities

Dual Aspect Living/Dining Room

Communal Parking Close At Hand

Refitted Bathroom

Attractive Rear Garden

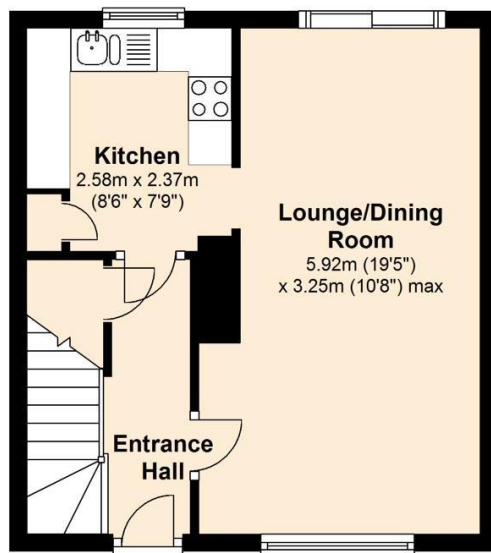
Viewing Advised

Council Tax Band C

Tenure -Freehold

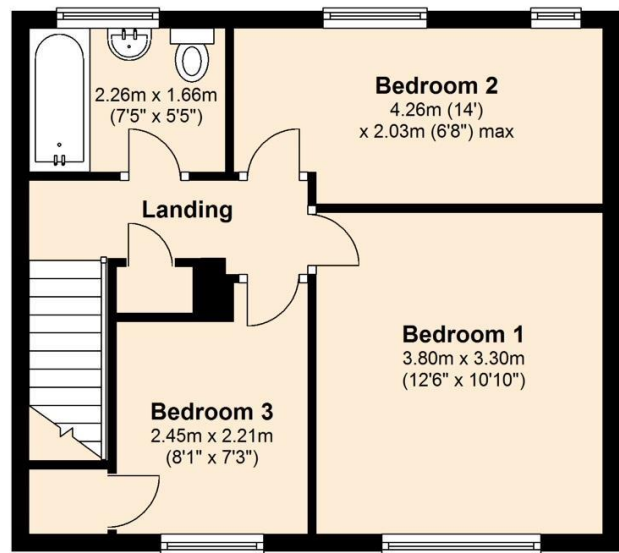
Ground Floor

Approx. 30.8 sq. metres (331.8 sq. feet)



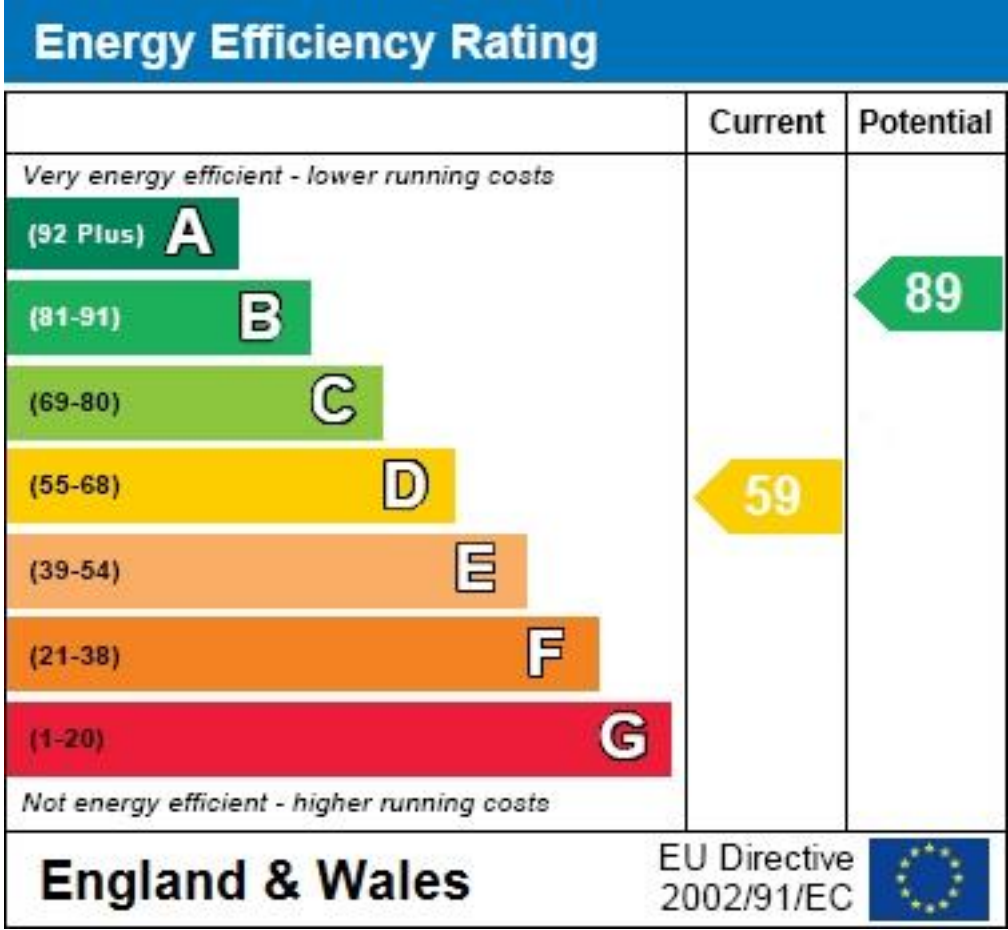
First Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



Total area: approx. 69.8 sq. metres (751.2 sq. feet)

This floor plan is intended as a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon.
Plan produced using PlanUp.





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

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