

**54 Varney Road, Hemel  
Hempstead, Hertfordshire,  
HP1 2LR**

David  
**Doyle**  
Sales and Lettings

**Offers Over £400,000** Freehold



This spacious 4 bedroom end of terrace family home situated opposite Shrubhill Common that would benefit from updating and refurbishment while being conveniently located for local shops, schools and amenities. Arranged over 3 floors the property features a lounge dining room, kitchen, 4 bedroom, family bathroom, a guest cloak room, a welcoming entrance hall and a porch. With both front and rear gardens, a driveway and an integral garage with a personal door that leads to the entrance hall. Offering flexibility of use and scope to put your own stamp on this property. Viewing is highly recommended. NO UPPER CHAIN.

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.

Spacious 4 bedroom end of terrace family home situated opposite Shrubhill Common

Would benefit from updating / refurbishment

Conveniently located for local shops, school and amenities

Lounge dining room

Kitchen

Bathroom

Guest cloak room

Driveway. Garage

Front and rear gardens

NO UPPER CHAIN

Council Tax Band D

Tenure -Freehold



**Approximate total area<sup>(1)</sup>**

1233.59 ft<sup>2</sup>

114.60 m<sup>2</sup>

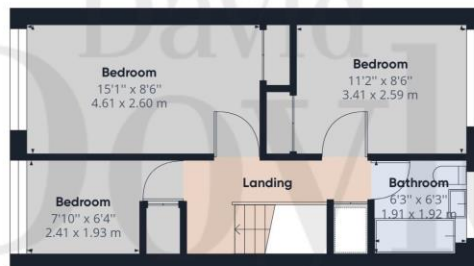
(1) Excluding balconies and terraces

**Reduced headroom**

10.26 ft<sup>2</sup>

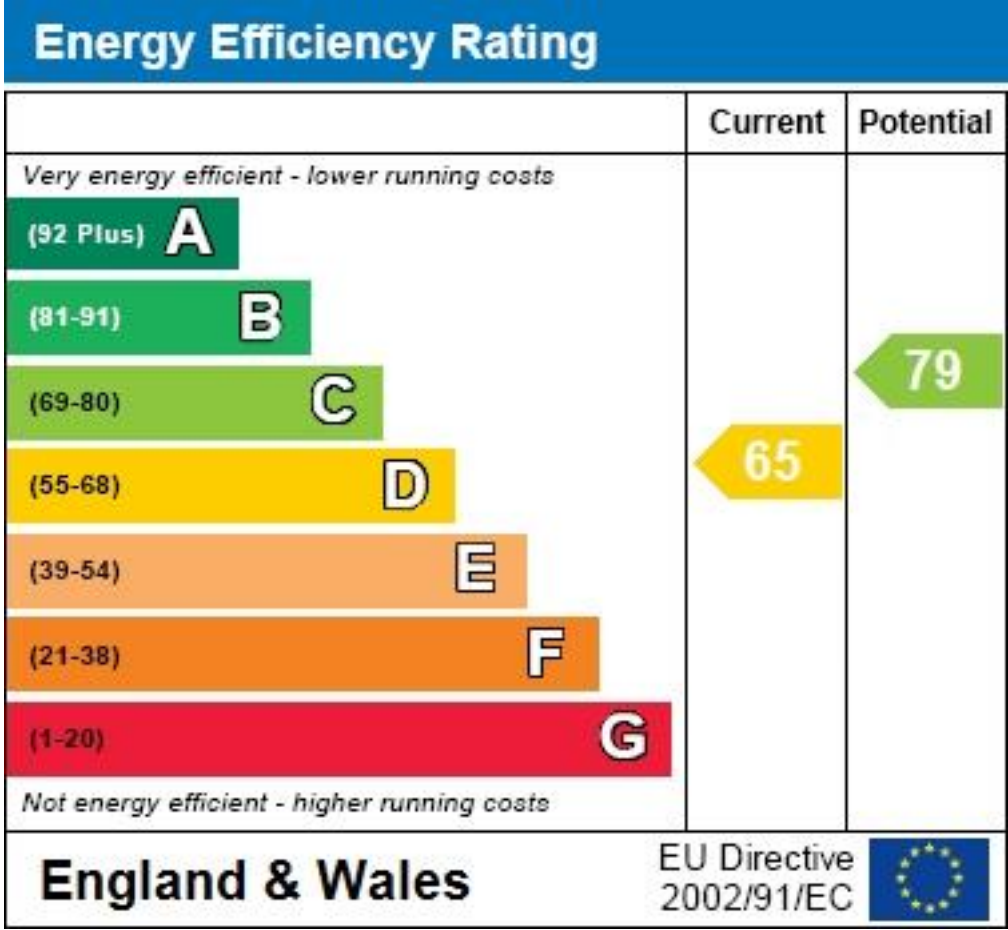
0.95 m<sup>2</sup>

Reduced headroom  
(below 1.5m/4.92ft)



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](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

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