

**30 Roseheath**

**Warners End**

**HP1 2LT**

**Price £480,000** Freehold

David  
**Doyle**  
Sales and Lettings

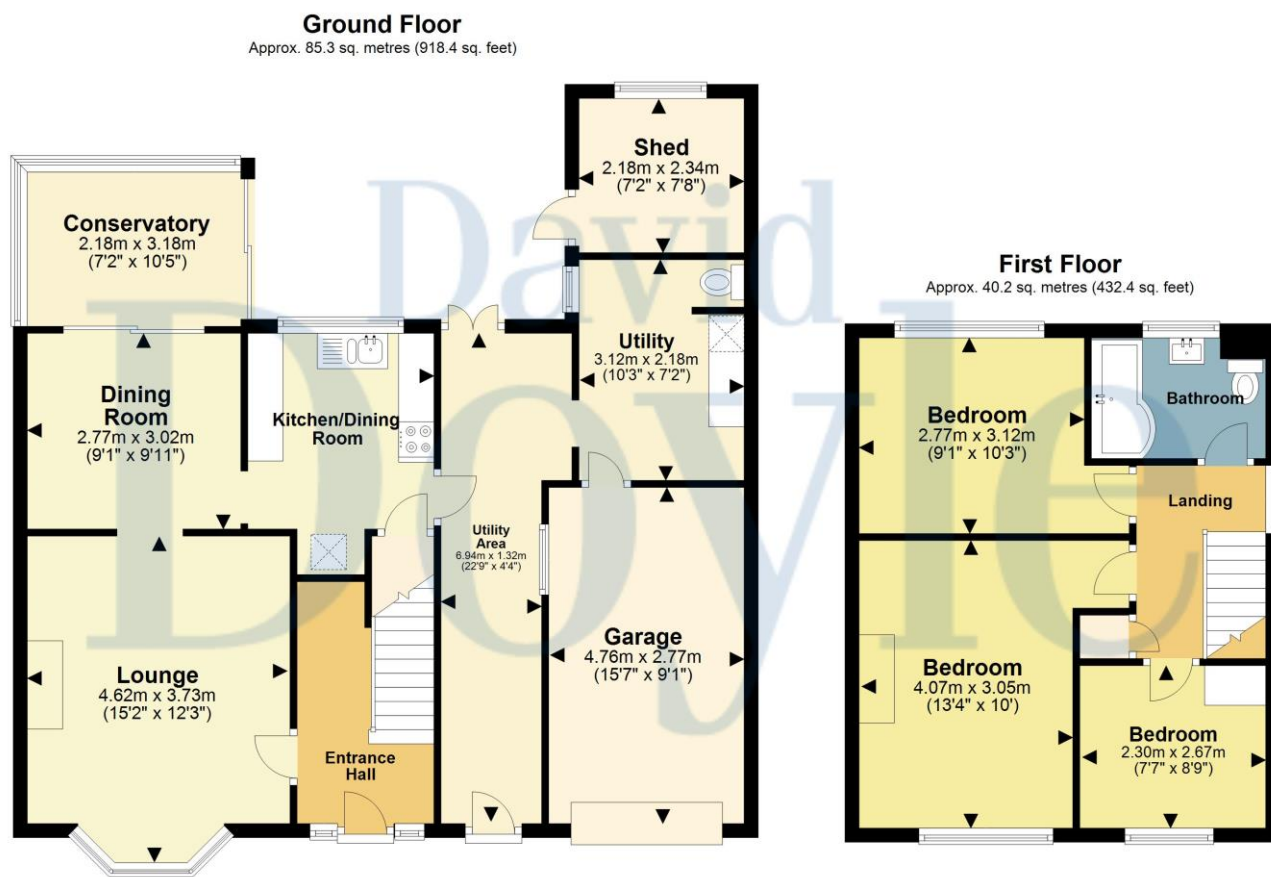


David Doyle are delighted to present to the sales market this well presented three bedroom semi detached family home with a garage and driveway situated in this popular HP1 location close to excellent amenities, highly regarded schooling and Mainline Railway Station offering links to London Euston. The property has been updated by the current owners yet offers further scope to update and extend subject to the necessary planning consents. The accommodation comprises a spacious entrance hall with storage space, stairs to the first floor and a door to the well proportioned lounge with an attractive cast open fireplace opening to the separate dining room, triple aspect conservatory and refitted kitchen arranged with wall and base units, space and plumbing for white goods and coordinating work surfaces. A personal door leads to the generous side passage/utility area with front and rear access, steps up to a utility room with work surfaces, plumbing, a separate WC and a door to the garage offering space for vehicles and storage. To the first floor is a spacious landing with loft access and doors to three bedrooms, the master of very generous size and the refitted family bathroom arranged with a white suite, tiled walls and chrome sanitary ware. Externally, the rear garden is a particular feature of the property being very generous in size and arranged with an extensive lawn, paved seating areas, fenced boundaries and a personal door to the brick built shed. The front of the property offers extensive off street parking facilities and access to the garage via an up and over door. With benefits including gas central heating, double glazing and NO UPPER CHAIN, we highly recommend an internal viewing to truly appreciate this rarely available 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.

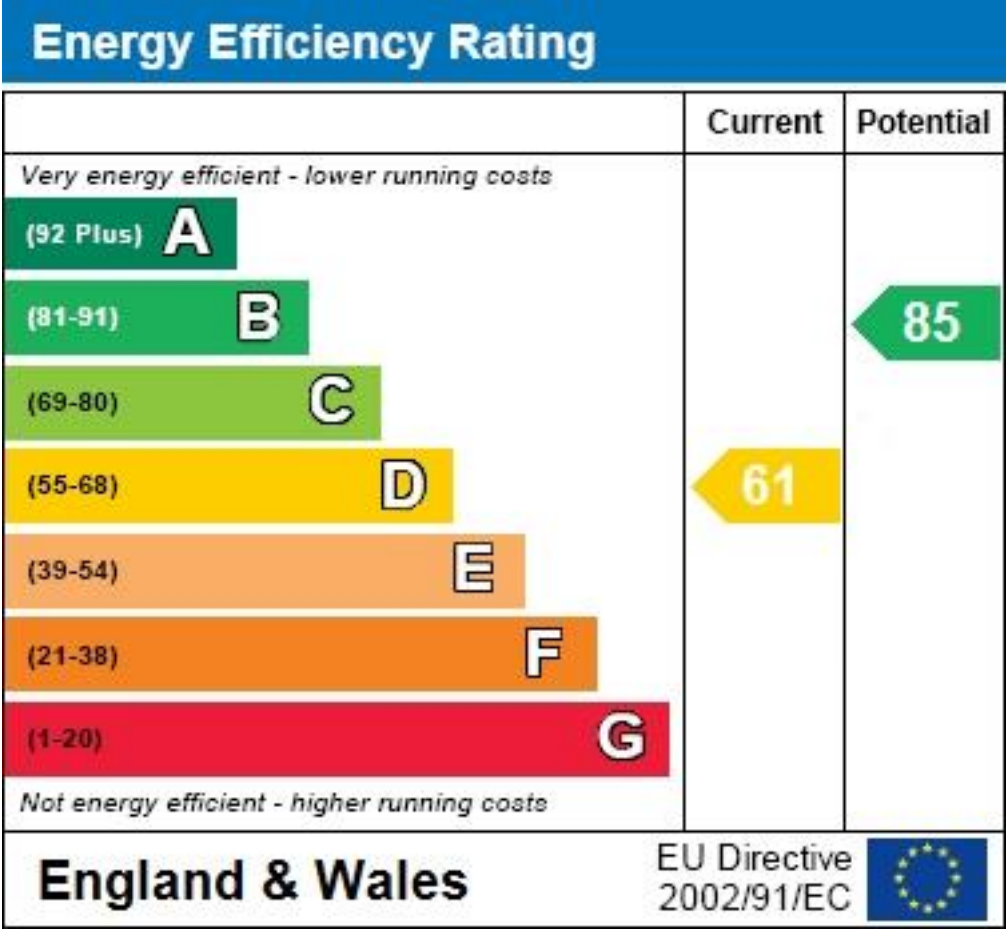
Council Tax Unknown

Tenure -Freehold



Total area: approx. 125.5 sq. metres (1350.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.







**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

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