

**23 Shepherds Green, Hemel
Hempstead, Hertfordshire, HP1
2HL**

**David
Doyle**
Sales and Lettings

Offers in Excess of £425,000 Freehold



David Doyle are delighted to offer to the market this very well presented three bedroom family home situated in this pleasantly private HP1 residential location close to highly regarded schooling and local amenities. The property has been well maintained by the current owners and an internal viewing is much advised to appreciate all this home has to offer. The accommodation is spacious and comprises an entrance hall with stairs to the first floor and doors to the bright living/dining room with french doors opening to the rear garden and the fitted kitchen/breakfast room, arranged with a range of floor and wall mounted units, coordinating work surfaces, integrated appliances, space and plumbing for white goods, a large larder cupboard and a personal door to the rear garden. The first floor boasts a landing with loft access and doors to three well proportioned bedrooms, bedroom one with fitted storage cupboards. Finishing the accommodation is the refitted family bathroom arranged with a white suite and chrome sanitary ware. Externally, the property benefits from a generous rear garden attractively arranged with a patio seating area, steps down to the generous lawn with colourful mature plants and shrub borders, a shed to the gardens end and fenced boundaries. To the front of the property is a further paved garden area and plenty of communal parking close at hand.

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.

Three Bedroom Family Home

Sought After HP1 Position

Good Order Throughout

Close To Schools & Amenities

Attractive Gardens

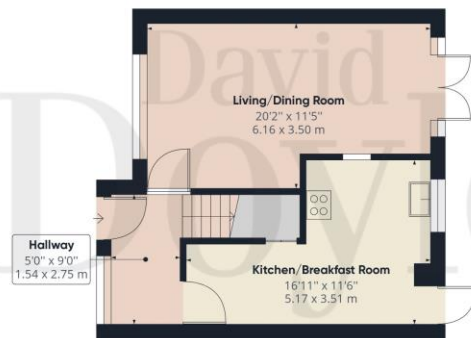
Refitted Kitchen & bathroom

Communal Parking To Front

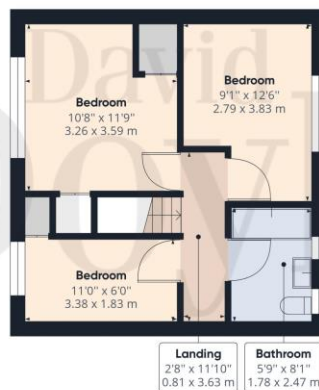
Viewing Advised

Council Tax Band C

Tenure -Freehold



Ground Floor



Floor 1



Approximate total area⁽¹⁾

831.36 ft²
77.24 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

Space for the EPC





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

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liabilities.