

**123 Cherry Orchard, Hemel  
Hempstead, Hertfordshire,  
HP1 3NN**

David  
**Doyle**  
Sales and Lettings

**Price £450,000** Freehold



This superbly presented 3 bedroom family home with parking and an ensuite to the master bedroom is conveniently located for local shops, schools and amenities. The ground floor is arranged with an open plan lounge dining room with a pair of double glazed French doors that offer access to the rear garden, a fitted kitchen, guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The ground floor also benefits from underfloor heating throughout. The first floor features two bedrooms and a family bathroom, while the master bedroom is located on the second floor and features an ensuite shower room, bespoke fitted wardrobes, an impressive vaulted ceiling with Velux windows. To the front of the property is a driveway offering off road parking, while the rear garden is pleasantly private with a patio seating area, an area laid to lawn and a secure gated side access. This property also benefits from double glazing and gas heating.

This property is a MUST view.

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.

Superbly presented 3 bedroom family home

Open plan lounge dining room

Fitted Kitchen

Guest cloak room

First floor family bathroom

Master bedroom with an ensuite shower room

Underfloor heating to the ground floor

Pleasantly private rear garden

Driveway

Viewing is a MUST

Council Tax Band D

Tenure -Freehold



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

950.95 ft<sup>2</sup>  
88.35 m<sup>2</sup>

(1) Excluding balconies and terraces

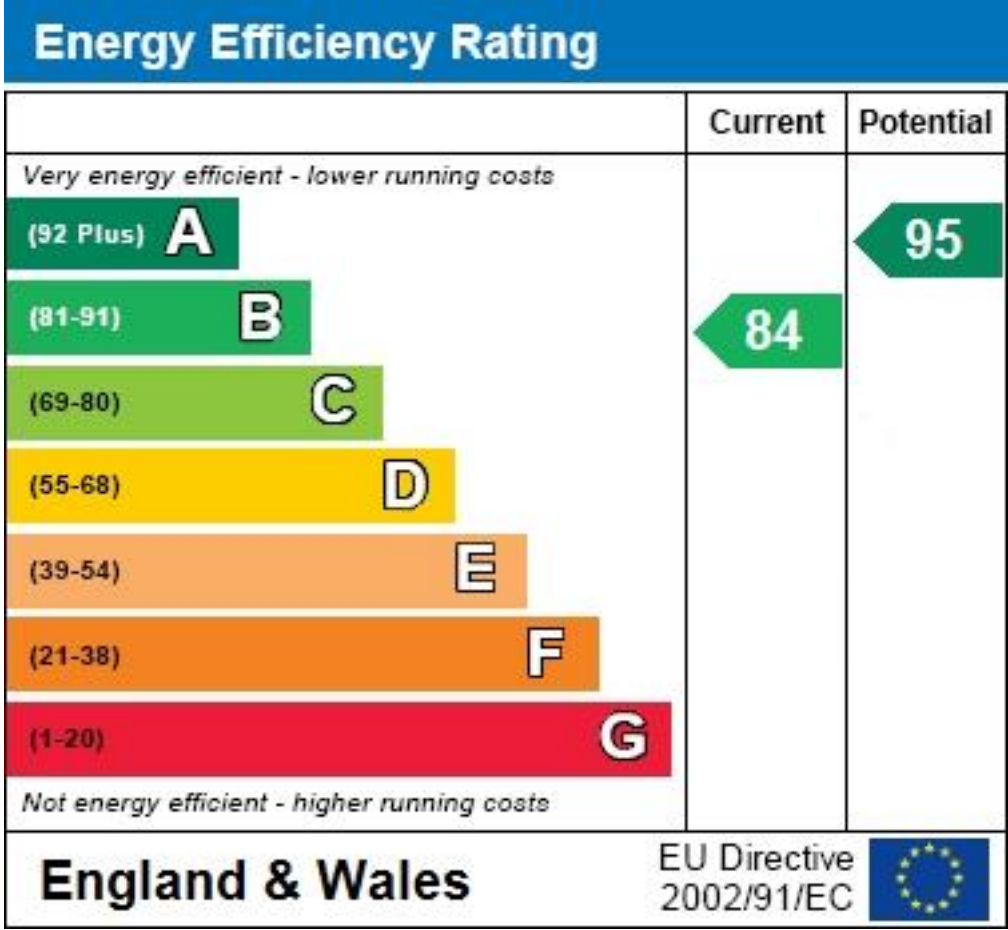
**Reduced headroom**

25.10 ft<sup>2</sup>  
2.33 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.

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

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