

**10 Bramfield Place, Hemel
Hempstead, Hertfordshire,
HP2 7NZ**

David
Doyle
Sales and Lettings

Offers Over £400,000 Freehold



This 3 bedroom staggered terraced home is situated in this sought after cul de sac offering convenient access to local shops, amenities and sought after schooling while both St Albans and Harpenden are close at hand. This property has been lovingly refurbished to offer stylish accommodation while benefiting from both a garage and a driveway. The ground floor features an open plan lounge dining room with a pair of French doors that offer access in to the rear garden and a refitted kitchen. The ground floor is completed by a useful porch. The lounge benefits from a multi media wall unit and the kitchen has been fitted with a range of matching shaker style wall and floor mounted units and colour co-ordinating splash backs, work surfaces and breakfast bar area.

The first floor continues to impress with 3 bedrooms and a refitted family bathroom. The rear garden has been landscaped with low maintenance in mind with a porcelain tiled patio seating area, raised beds, fenced boundaries, gated side access and an area laid with artificial grass. The front driveway offers excellent parking facilities, while the garage is located next to the property, with power, lighting and an up and over door. The vendor has also informed us that he has benefitted from the parking space to the side of the garage. The vendor has replaced all the flooring throughout the property with Luxury Vinyl Tiling (LVT) flooring and the double glazed windows where replaced recently in 2023. This property is situated close to a wooded copse with its peaceful bridleway, the Nicky Line cycle and walking route, Cupid Green Park with its Adventure Playground, Tennis Courts, Netball Courts and 3G floodlit sports pitch are all nearby. Viewing is highly recommended.

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.

Refurbished 3 bedroom staggered terraced family home

Sought after cul de sac location that is convenient for local amenities

Driveway and garage

Open plan lounge dining room

Refitted kitchen

Refitted first floor family bathroom

Low maintenance rear garden

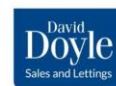
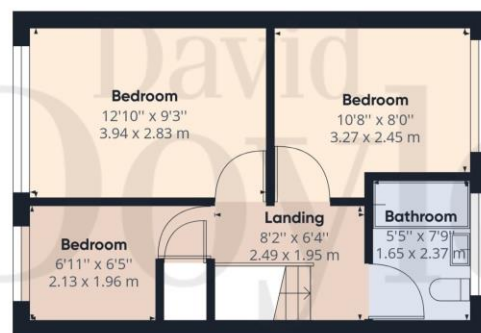
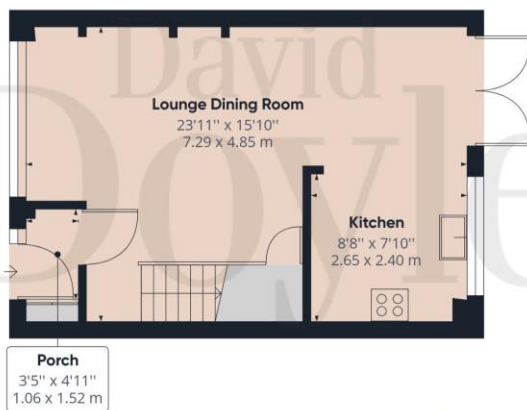
Replaced double glazing (2023)

Gas heating to radiators

Viewing is a MUST

Council Tax Unknown

Tenure -Freehold



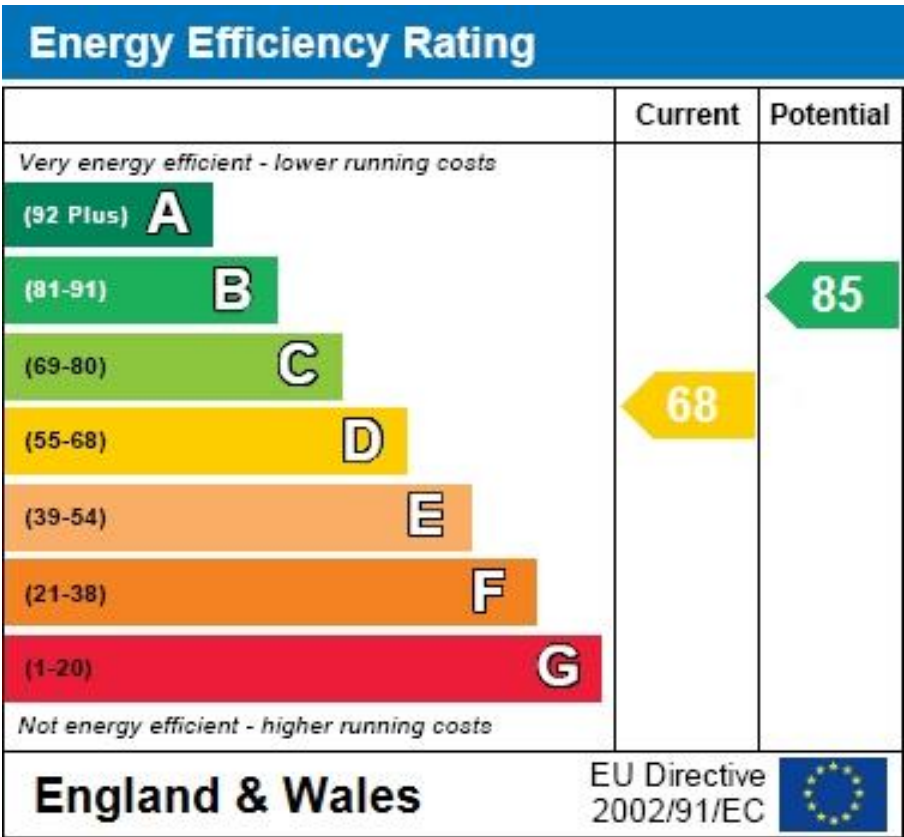
Approximate total area⁽¹⁾

882.96 ft²
82.03 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





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

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