

53 Lyne Way
Warners End
HP1 3PN

David
Doyle
Sales and Lettings

Price £390,000 Freehold



David Doyle are pleased to offer to the sales market this rarely available and well proportioned three bedroom family home situated in this popular HP1 side road close to excellent amenities and highly regarded schooling. The internal accommodation is pleasantly spacious and comprises an entrance hall with stairs to the first floor and a door to the generous dual aspect living/dining room with an attractive feature fireplace and mantle and patio doors opening to the rear garden. Accessed from the dining room is the fitted kitchen with ample units providing excellent cupboard space, work surfaces, space for white goods and a door to a very useful utility room with storage facilities and a personal door to the front of the property. To the first floor is a spacious landing with loft access and doors to three well proportioned bedrooms, all with built in storage cupboards and the refitted shower room with fully tiled walls and separate WC. Externally, the rear garden is a real feature of the property being generous in size and arranged with a large patio seating area leading to lawn with mature plants and shrubs, fenced boundaries and a shed to the gardens end. To the front of the property is a further garden area with hedged borders and plenty of communal parking spaces close at hand. With benefits including gas central heating, double glazing, scope to extend (STNPC) and NO UPPER CHAIN, we highly recommend a viewing of this excellent property.

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.

Rarely Available

Three Bedroom Family Home

Good Condition Throughout

Generous Rear Garden

Refitted Shower Room

Scope To Extend & Create Parking (STNPC)

Close To Good Schools & Amenities

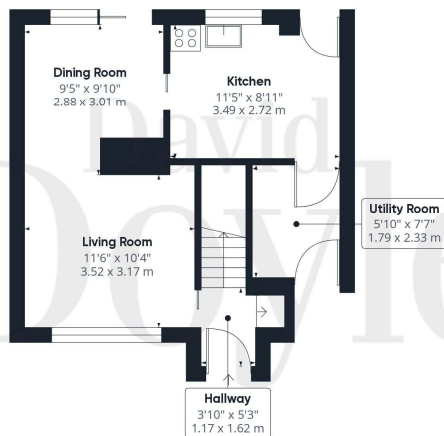
Gas Central Heating & Double Glazing

NO UPPER CHAIN

Viewing Advised

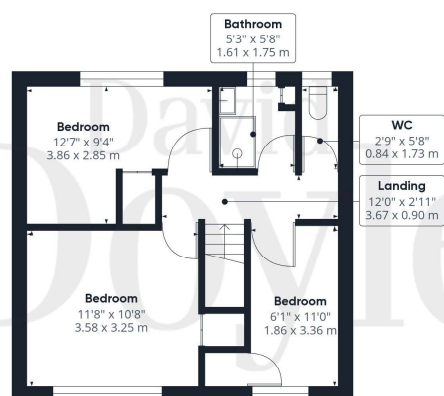
Council Tax Band C

Tenure -Freehold



Ground Floor

Approximate total area^m
806.46 ft²
74.92 m²



Floor 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

Scan here for more details







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

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