

**12 Hasedines, Hemel  
Hempstead, Hertfordshire,  
HP1 3RA**

David  
**Doyle**  
Sales and Lettings

**Offers Over £500,000** Freehold



This stunning 3 bedroom family home has been thoughtfully refurbished and extended to create contemporary open plan living along with a separate living room, utility and a useful guest cloak room. You are welcomed by an inviting entrance hall that offers access to the living room, the open plan kitchen dining family room and has stairs leading to the first floor. The impressive kitchen dining family room features a skylight and a pair of French doors that offer access to the rear garden, while the kitchen has been fitted to a high standard with a range of matching shaker style wall and floor mounted units and an Island unit. The ground floor is completed by a utility room and a useful guest cloak room. The first floor continues to impress with its generous refitted family bathrooms, 3 bedrooms and a useful storage cupboard. To the front of the property is a full width brick block driveway that provides excellent off road parking, while the southerly facing rear garden is landscaped with a brick block patio, an area laid to lawn and a decked seating area towards the gardens end. This property also benefits from being conveniently located for local shops, schools and amenities. 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.

Stunning, extended 3 bedroom family home with contemporary open plan living

Impressive kitchen dining family room

Separate living room

Utility and a useful guest cloak room

First floor refitted family bathroom

Close to local shops, schools and amenities

Full width brick block driveway

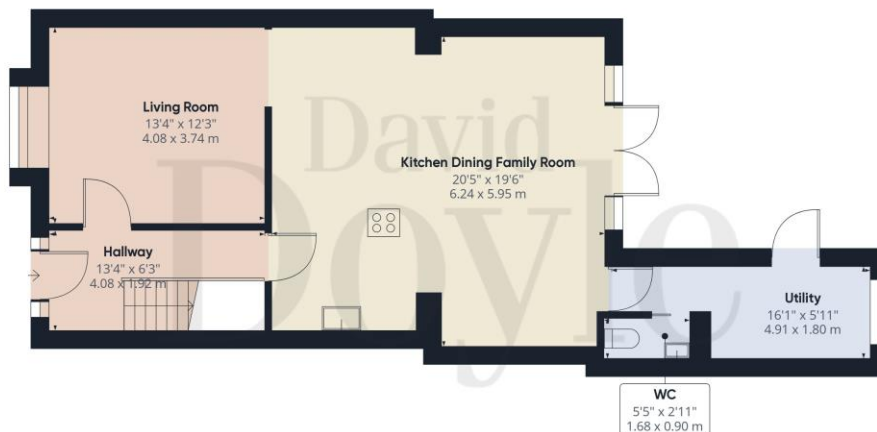
Southerly facing rear garden

Double glazing. Gas heating to radiators

Viewing is a MUST

Council Tax Band C

Tenure -Freehold



Ground Floor



Floor 1



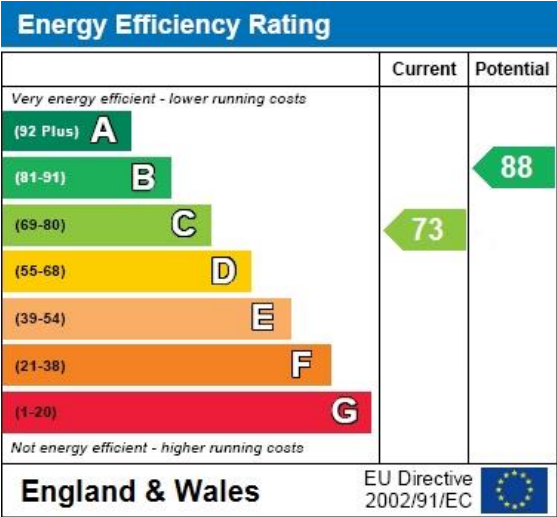
Approximate total area<sup>m</sup>  
1203.59 ft<sup>2</sup>  
111.82 m<sup>2</sup>

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](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

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