

**2 Tiree Close, Hemel  
Hempstead, Hertfordshire,  
HP3 8TS**

David  
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Sales and Lettings

**Price £420,000** Freehold



This beautifully presented 3 bedroom family home with a driveway and garage is located in this pleasantly private cul de sac location. The property is conveniently located for local shops, schools, amenities, countryside walks and both the M1 and M25 are close to hand.

The ground floor is arranged with an open plan dual aspect lounge dining room, a kitchen breakfast room, a useful guest cloak room and a welcoming entrance hall with a good sized storage cupboard and stairs leading to the first floor.

The first floor features 3 bedroom and a refitted 4 piece family bathroom, the landing has a useful storage cupboard, a shelved airing cupboard and offers access to the loft space. The primary bedroom has the added benefit of a vanity unit with a wash hand basin and storage under.

To the front of the property is a useful driveway that offers off road parking along with access to the garage via an up and over door. The garage benefits from both power and lighting.

The property offers both front and rear gardens, the front garden is mainly laid to lawn, while the southerly facing rear garden is landscaped with a patio seating area, herbaceous borders, fenced boundaries, two storage shed and secure gated rear access.

With the added benefits of double glazing, gas heating to radiators and no upper chain 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.

Nearby Leverstock Green 'village' has its own Village Green and cricket club, Village Hall, range of village shops and public houses and the Holy Trinity Church. For the Commuter it is particularly convenient for the M1/M25 access points and is within easy access of St Albans and excellent railway links to London.

Beautifully presented 3 bedroom family home

Pleasantly private cul de sac location

Open plan dual aspect lounge dining room

Kitchen breakfast room

Guest cloak room

First floor 4 piece refitted family bathroom

Southerly facing rear garden

Driveway. Garage

NO UPPER CHAIN

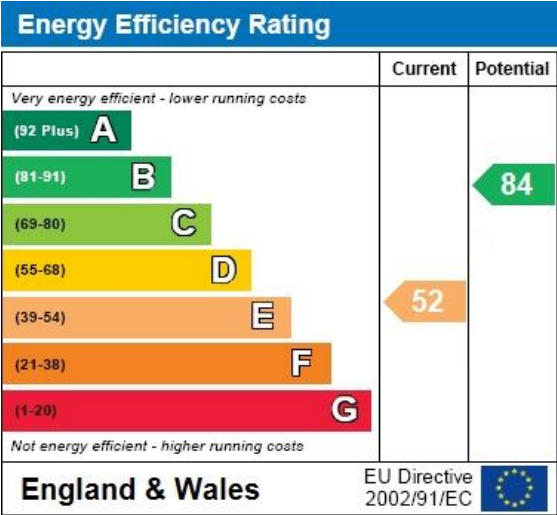
VIEWING IS A MUST

Council Tax Band C

Tenure -Freehold



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