

**102 Sempill Road, Hemel  
Hempstead, Hertfordshire,  
HP3 9FW**

**David  
Doyle**  
Sales and Lettings

**Price £499,950** Freehold



This stunning 3 bedroom detached family home with an ensuite shower room to the master bedroom and parking offers well arrange and contemporary accommodation while being conveniently located for local shops, schools and amenities.

The ground floor is arranged with an open plan dual aspect lounge dining room with a pair of double glazed French doors that open on to the rear garden. The kitchen is also dual aspect and is fitted with a range of wall and floor mounted units, colour coordinated worksurfaces and a range of integrated appliances. The ground floor is completed by a contemporary guest cloak room and a welcoming entrance hall with stairs leading to the first floor.

The first floor features 3 bedroom and a family bathroom, 2 of the bedrooms benefit from built in wardrobes and the master bedroom also benefits from a luxuriously fitted ensuite shower room.

Externally the property has both front and rear gardens along with useful off road parking facilities. The rear garden is pleasantly private and arrange with a patio seating area otherwise and area laid to lawn with fenced boundaries and secure gated side access.

With double glazing and gas heating to radiators 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 3 bedroom detached family home

Ensuite to the master bedroom

Dual aspect open plan lounge dining room

Fitted kitchen

Guest cloak room

Pleasantly private rear garden

Parking

Double glazing

Gas heating to radiators

Viewing is a MUST


Council Tax Band E

Tenure -Freehold



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







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

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