

David Doyle

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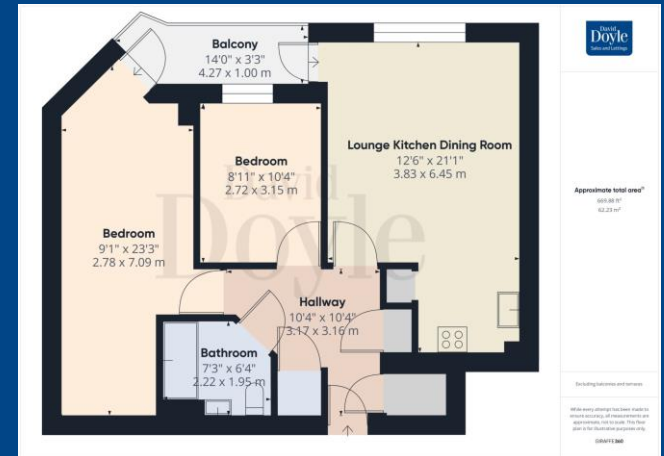
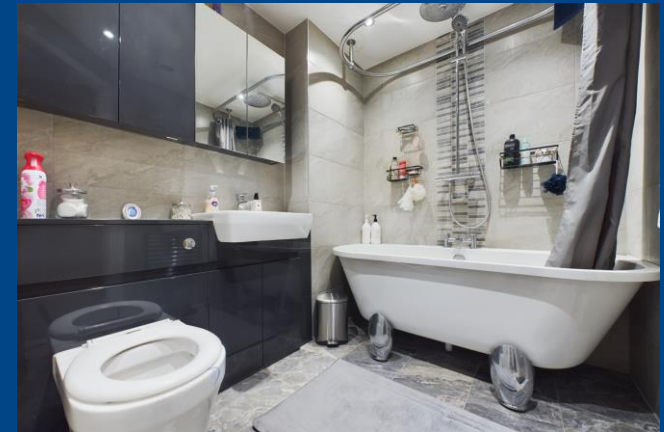


**19 Brookfield House,
Hemel Hempstead,
Hertfordshire, HP2**

45A

01442 248671 www.daviddoyle.co.uk boxmoor@daviddoyle.co.uk

OIEO £240,000 Leasehold



This beautifully presented 2 double bedroom first floor apartment offers spacious and well arranged accommodation with the added benefit of a balcony that connects to both the living area and primary bedroom. The lounge kitchen dining room is open plan and along with the door to the balcony you have windows that offer a rear aspect. The kitchen is fitted with a range of matching wall and floor mounted units, an integrated oven/grill with a hob over and a stainless steel extractor hood over, space and plumbing for an automatic washing machine and a useful recess for a fridge freezer. The primary bedroom is of a good size and benefits from a range fitted wardrobes and a door offering access to the balcony. The second bedroom is again a good size and benefits from a window to the rear aspect. The family bathroom has been fitted in a contemporary style with a free standing roll top bath with a shower over, a vanity unit with an inset wash hand basin, a low level WC with a concealed cistern, and

storage under and over, a chrome heated towel rail and tiled walls and flooring. The welcoming entrance hall offer access to all the rooms and benefits from two storage cupboards and a useful airing cupboard. This apartment is conveniently located for local shops, gyms and amenities and 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.

Beautifully presented 2 double bedroom apartment

Open plan lounge kitchen dining room

Primary bedroom with fitted wardrobes

Contemporary family bathroom

Welcoming entrance hall with useful storage cupboards

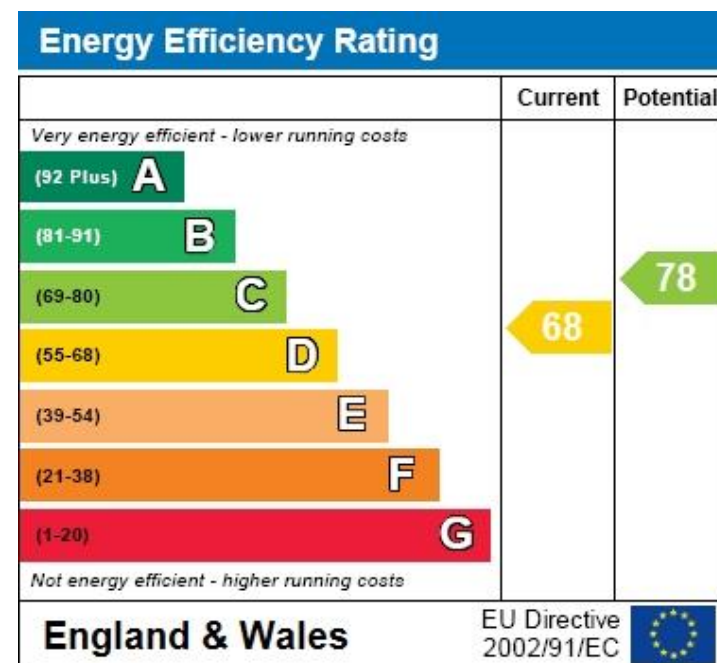
Balcony

Close to local shops and amenities

A MUST view

Council Tax Band C

Tenure - Leasehold



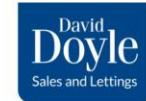
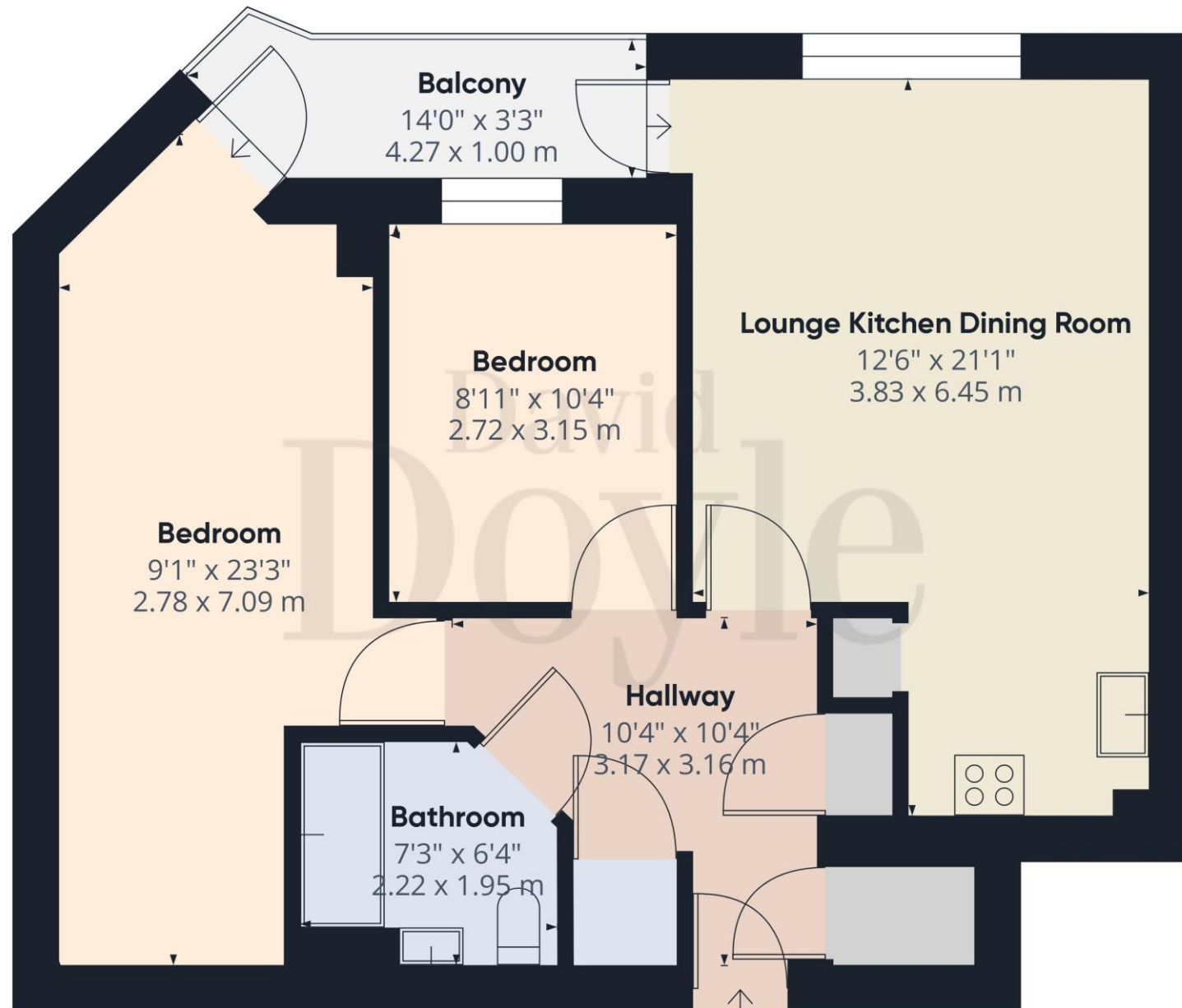
David
Doyle

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Call **01442 248671** to arrange a viewing or register an interest



Approximate total area⁽¹⁾

669.88 ft²
62.23 m²

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.

GIRAFFE 360

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Hempstead
4FA**

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Johns Road
or
Hempstead
HP1 1QQ
248671

19 Brookfield House, Hemel Hempstead, Hertfordshire, HP2 4FA

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

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