

David Doyle

 **MAYFAIR**
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OIEO £650,000 Freehold



David Doyle are delighted to present to the sales market this exceptional 5/6 bedroom semi detached family home with driveway situated in this sought after residential location convenient for local shops, amenities, Apsley Lock and mainline railway station with links to London Euston. This rarely available property is being offered to the sales market for the first time in many years and is presented in excellent condition throughout. With accommodation over three floors, this property is perfect for a multi generational or growing family and comprises an entrance hall with stairs to the first floor and doors to a family room/bedroom with an ensuite shower room and useful utility room, a large dual aspect living/dining room with an attractive fire, stone mantle piece and patio doors to the rear garden. Accessed from both the hallway and dining area is the beautiful refitted fully integrated kitchen arranged with a vast range of wall and base units and coordinating quartz work surfaces. To the first floor is a

spacious landing with doors to four bedrooms, three of which have fitted wardrobes and the master with an en suite shower room. Finishing the first floor accommodation is the large family bathroom and stairs leading to the second floor which offers a generous bedroom/living space and ample eaves storage. Externally, the rear garden is of good size and attractively arranged with a patio seating area leading to a generous lawn with mature trees, plants and shrubs, fenced boundaries and a further private paved area leading to gated side access. To the front of the property is a driveway offering off street parking and a garden area with a shingled area and attractive plant and shrub features. With the added benefits of gas central heating and double glazing, an appointment to view is a must to appreciate this fantastic family home.

Ensuite Shower Room To Master Bedroom

Over 2200 Sq Ft Of Accommodation

Generous Living/Dining Room

Refitted Integrated Kitchen

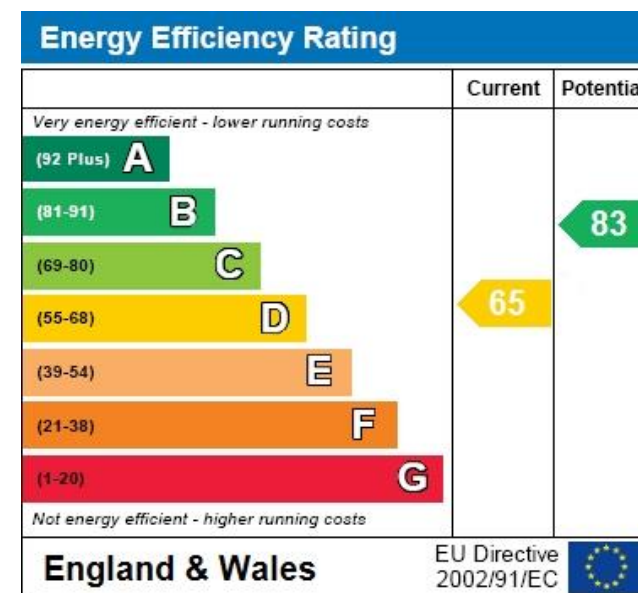
Gas Heating to Radiators

Family Room With En Suite

Attractive Gardens

Three Bathrooms

Viewing Highly Recommended



David
Doyle

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.

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



Total area: approx. 207.3 sq. metres (2231.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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