

**41 Chapel Street, Old Town,
Hemel Hempstead, Hertfordshire,
HP2 5AA**

**David
Doyle**
Sales and Lettings

Offers in Excess of £450,000 Freehold



David Doyle are delighted to offer to the market this exceptional three bedroom family home situated in this popular Old Town residential location close to excellent amenities and highly regarded schooling. The property offers well planned living accommodation and comprises an entrance hall leading to a bright and spacious lounge with a feature fireplace and bay window to the front of the property and french doors leading to the lovely kitchen/dining room arranged with a range of wall and base units, coordinating work surfaces, integrated appliances and a distinct dining area with patio doors opening to the rear garden. The first floor boasts three bedrooms and a family bathroom fitted with a white suite and chrome sanitary ware. Externally, the rear garden is of good size, pleasantly private and arranged with a patio seating area, steps leading to lawn with mature plant and shrub borders, fenced boundaries and a brick built shed currently used as an artist studio. To the front of the property is brick blocked hard standing. Further benefits to the property include tasteful decor throughout, Gas Central heating, Double Glazing and potential for extension (STNPC). If you are looking for a home offered in excellent order, please call to arrange an internal viewing.

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.

3 bedroom semi detached character home

Presented in excellent order throughout

Refitted first floor Bathroom

Living Room with feature fireplace

Double Glazing

Gas Heating to Radiators

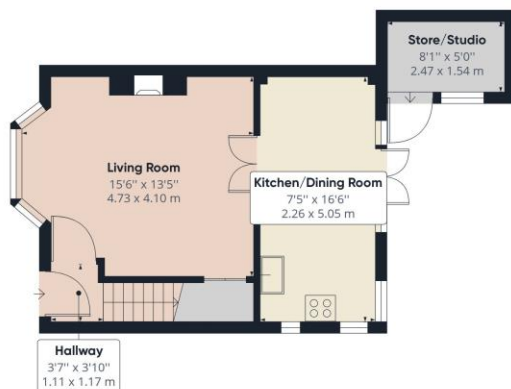
Private landscaped Garden

Picturesque `Old Town` situation

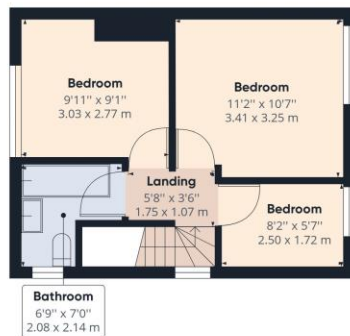
Viewing Highly Recommended

Council Tax Band C

Tenure -Freehold



Ground Floor

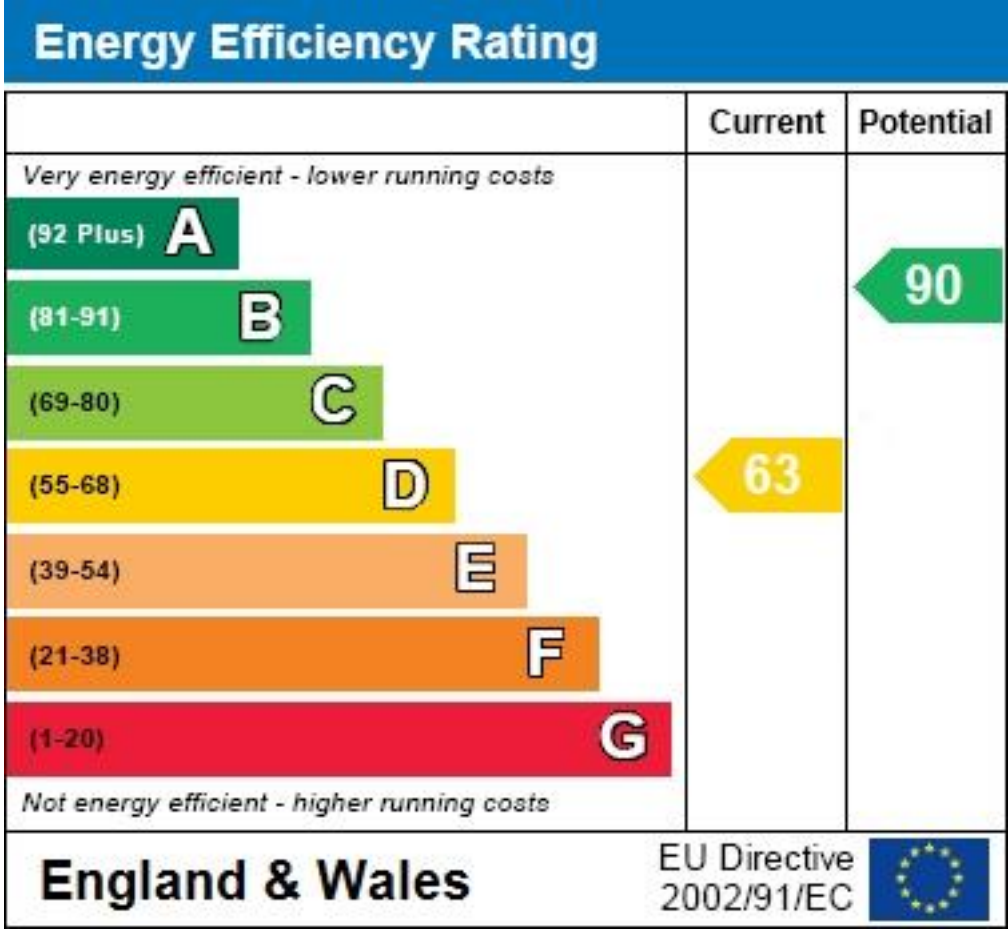


Floor 1

Approximate total area⁽¹⁾
715.56 ft²
66.48 m²

(1) 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.





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

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