

David
Doyle

 **MAYFAIR**
OFFICE.CO.UK



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Price £425,000 Freehold



Spacious three Bedroom semi detached family home located in this sought after residential situation offering outstanding views to the rear and potential to expand STNCP. Conveniently located for local shops, schools, and amenities. Lounge. Dining Room. Kitchen. Utility Room. Downstairs Cloakroom. First floor Bathroom with a separate Cloakroom. Double glazing. Gas heating to radiators. Driveway. Garage. NO UPPER CHAIN.

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.

Door to :-

PORCH

Wall light. Multi glazed door to :-

ENTRANCE HALL

Window. Stairs to first floor. Under stairs cupboard. Radiator. Doors to :-

LOUNGE

Double glazed window. Feature gas fire. Radiator. Opening on to :-

DINING ROOM

Double glazed patio doors opening on to the rear gardens patio seating area. Radiator.

KITCHEN

Fitted with a 1½ single drainer stainless steel sink unit with mixer tap and a range of matching wall and floor mounted units. Colour co-ordinated work surface and part tiled walls. Space for an oven. Shelved storage cupboard housing the gas boiler. Shelved under stairs storage cupboard. Double glazed window.

REAR LOBBY

Part glazed door opening on to the rear garden. Door to the covered side passage and utility room.

UTILITY ROOM

Fitted with a range of floor and wall mounted units and a colour co-ordinated work surface with space and plumbing under for both an automatic washing machine and tumble dryer. Radiator. Part glazed door to :-

CLOAKROOM

Fitted with a single bowl single drainer stainless steel sink unit with cabinets over and under, and a low level WC. Part tiled walls. Radiator. Window.

COVERED SIDE PASSAGE

With a door to the front access and part glazed door to the rear lobby.

FIRST FLOOR

LANDING

Double glazed window. Shelved airing cupboard. Access to loft space.

BEDROOM ONE

Double glazed window with outstanding views over open countryside. Built in wardrobe. Radiator.

BEDROOM TWO

Double glazed window. Shelved storage cupboard. Radiator.

BEDROOM THREE

Double glazed window. Built in wardrobe. Radiator.

BATHROOM

Fitted in white with chrome fittings and comprising a panelled bath with mixer tap and shower attachment, and a pedestal wash hand basin. Colour co-ordinated part tiled walls. Electric panel heater. Double glazed window.

SEPARATE CLOAKROOM

Fitted with a low level WC, part tiled walls, and a double glazed window.

OUTSIDE

GARAGE

With double doors, power, and lighting.

DRIVEWAY

Providing off road parking facilities.

FRONT GARDEN

With hedge boundaries.

REAR GARDEN

Pleasantly private and well arranged with a patio seating area, otherwise laid to lawn with herbaceous borders and fenced and hedge boundaries. Garden shed. Green house. Outside light. Outside tap.

H12635

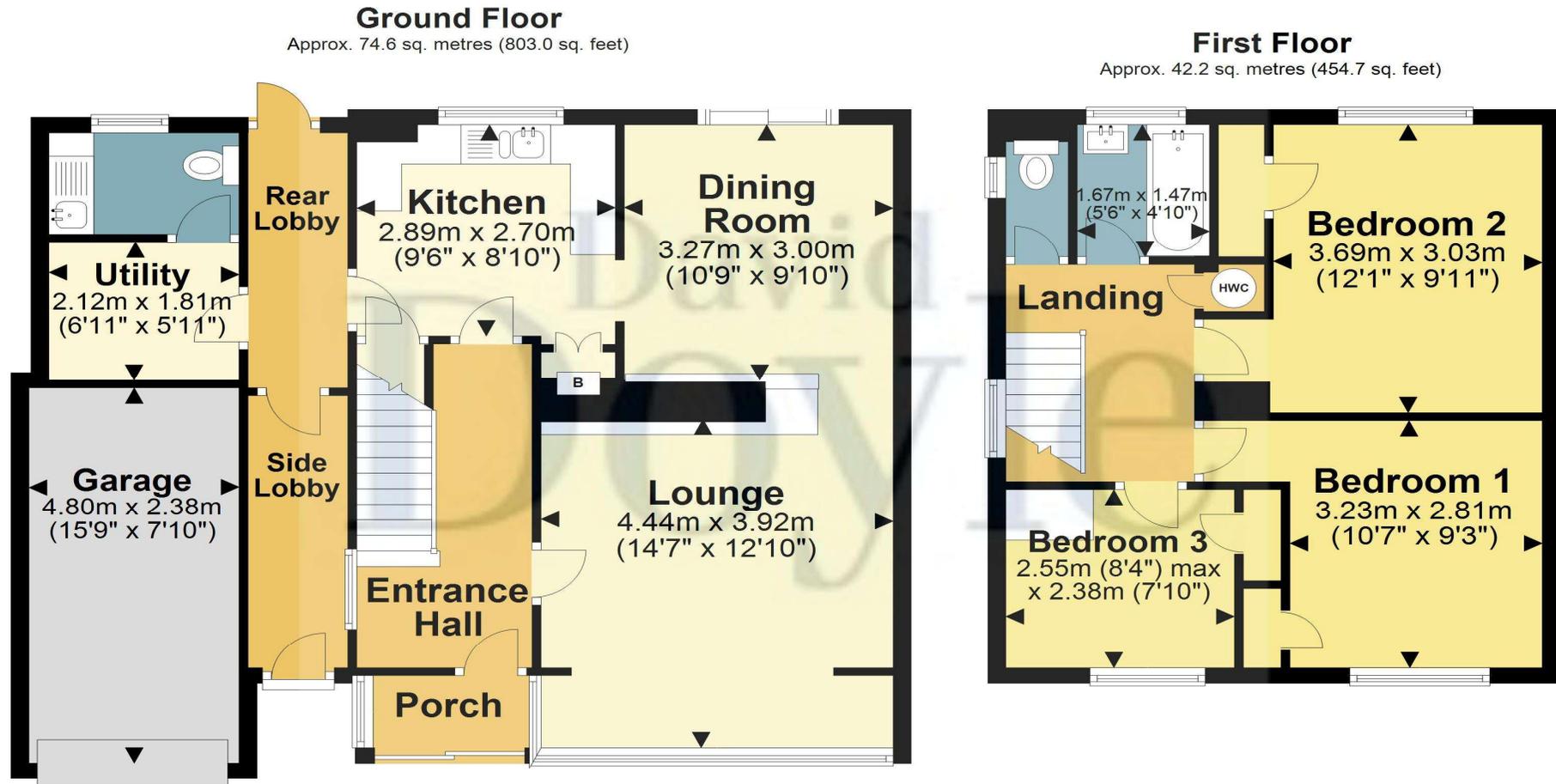
Floorplan to follow with measurements.

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



Total area: approx. 116.8 sq. metres (1257.7 sq. feet)

Floorplan is not to scale and to be used for layout guidance only, any measurements shown should NOT be relied upon. Floor Area (Sq/m) includes all areas shown on plan except Balconies, Eaves, Garden and Parking Areas unless otherwise indicated.

Plan produced using PlanUp.

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