

David Doyle

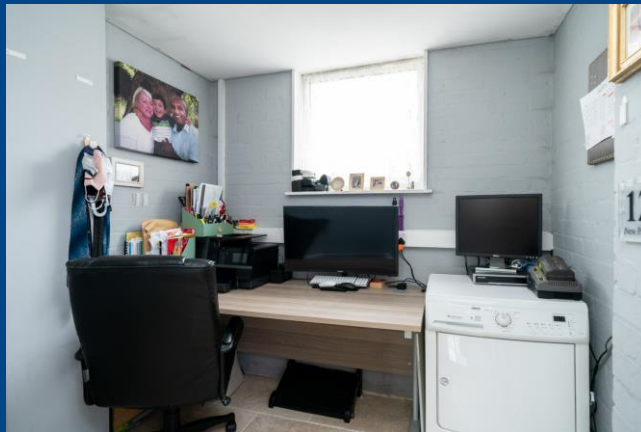
 **MAYFAIR**
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**122 New Park Drive
Hemel Hempstead
HP2 4QW**

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

Guide Price £420,000 Freehold



David Doyle are delighted to offer to the Sales Market this spacious and tastefully presented 2 double bedroom family home with excellent Off Street Parking and a large rear garden located in this popular residential Situation with excellent access to local schools, transport links and amenities. The accommodation comprises a spacious hallway opening to a dual aspect living room with Bi Fold doors opening to the rear garden and a spacious and well proportioned kitchen/Breakfast room with a range of wall and base units and granite work surfaces leading to a study and covered side area providing excellent storage and utility space to the ground floor. To the first floor are 2 excellent Double bedrooms, a fully tiled family bathroom and a separate fully tiled cloakroom . Externally, a particular feature of the property is the large private rear garden arranged with a patio seating area leading to lawn and a Pergola opening to a further patio seating area to the gardens end, mature plant and shrub borders and fenced boundaries. To the front of the property is a further garden area and a large brick blocked

Driveway providing extensive parking facilities. The property currently has planning permission in place for a two storey rear extension and further benefits include Gas central heating via contemporary radiators and double glazing. An internal viewing is a must to appreciate this lovely family home. Call now to view.

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.

2 Double Bedroom Family Home

Large Driveway

Planning Permission for a 2 Storey Extension

Excellent Decor Throughout

Fitted Kitchen

Living room with Bi Fold Doors to Garden

Popular Residential Situation

Substantial Rear Garden

Study & Utility

Call to View

**David
Doyle**

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



Total area: approx. 91.1 sq. metres (980.1 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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