

# David Doyle

 **MAYFAIR**  
OFFICE.CO.UK



**258 Galley Hill  
Hemel Hempstead  
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**Offers Over £465,000** Freehold





A spacious and well presented 3 Bedroom extended Family home located in this sought after residential situation and conveniently located for local shops, schools and amenities. The ground floor offers a spacious hallway with doors to a Guest Cloakroom, an extended Lounge with french doors and opening to the dining room leading to the well proportioned Kitchen fitted with a range of wall and floor mounted units. The Dining Room also opens onto a Conservatory providing an additional sitting area that overlooks the large private rear garden. The ground floor is completed with a lean to offering excellent utility space and access to the garden. The first floor is also well presented and offers access to the loft space, three Bedrooms and a family Bathroom fitted in white with chrome fittings. Externally, an outstanding feature of this property is the beautiful rear garden being pleasantly private and arranged with a patio seating areas, variegated herbaceous borders and an extensive lawned area with mature plants and shrubs, fenced boundaries and side access. To the front of the property you will find a full width tumble brick block driveway providing

excellent off road parking facilities . The property also has scope for extension subject to the necessary planning consents and benefits from double glazing and gas heating to radiators. 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.

**End of Terrace Family Home**

**Extensive Driveway facilities**

**Extended Ground Floor Accommodation**

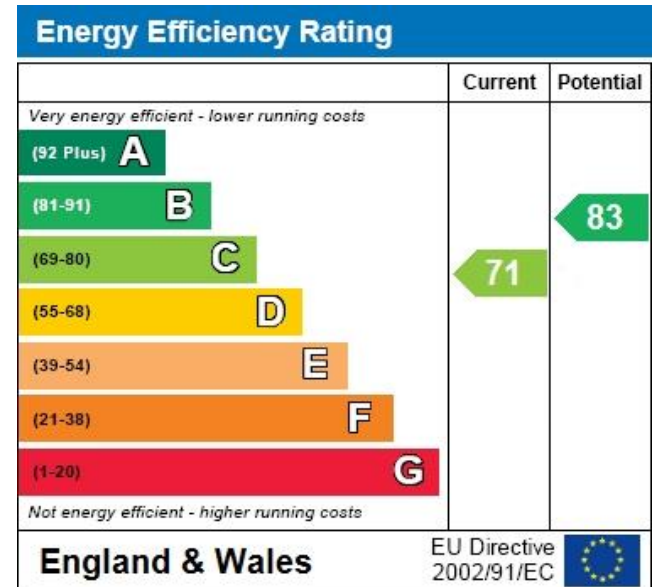
**Popular Gadebridge Location**

**Good Condition Throughout**

**HP1 Situation**

**Beautiful Rear Garden**

**Call Now to View**



**David  
Doyle**

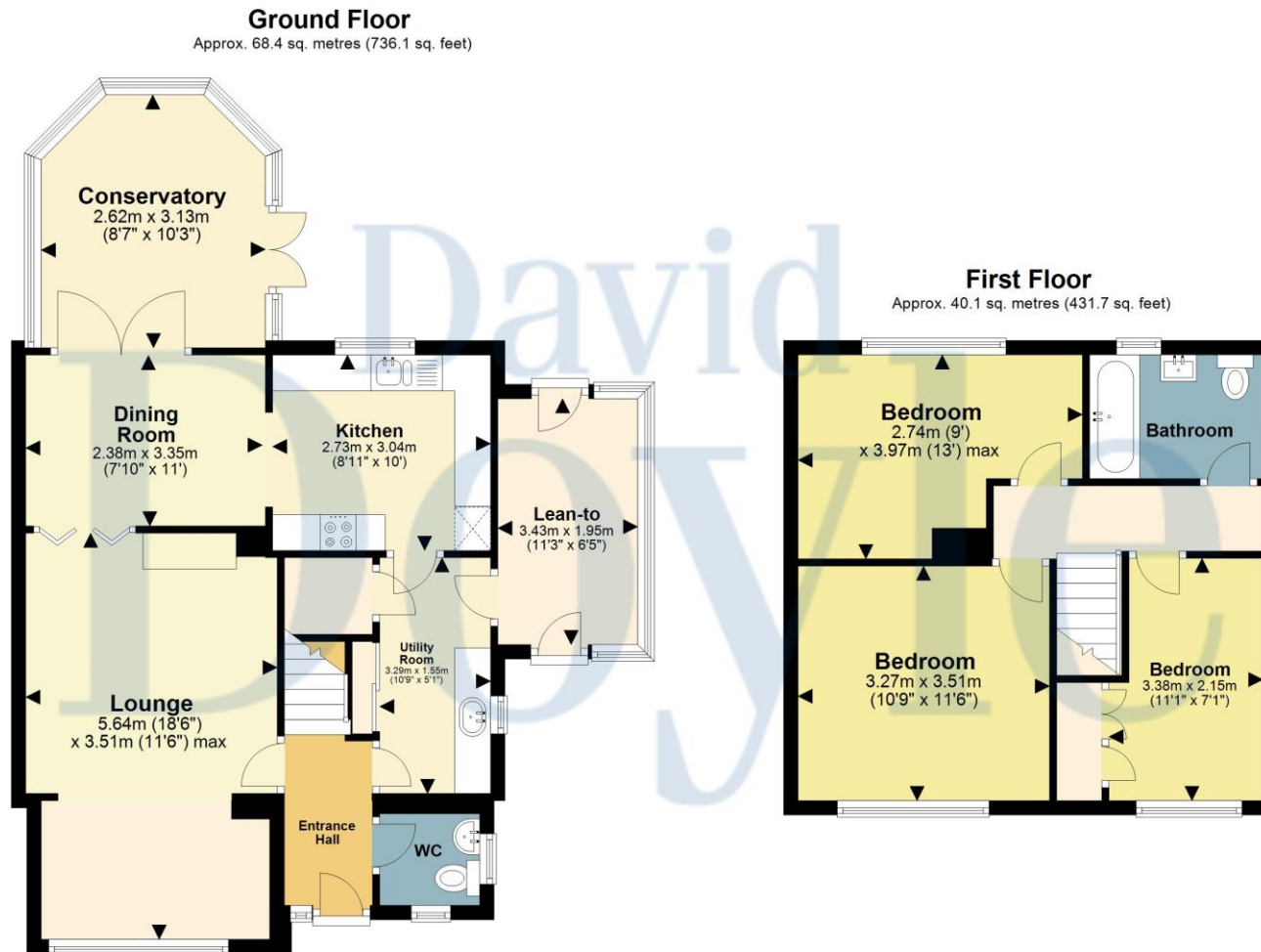
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Call **01442 248671** to arrange a viewing or register an interest



Total area: approx. 108.5 sq. metres (1167.8 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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