

28 Essex Mead, Hemel  
Hempstead, Hertfordshire,  
HP2 6LF

David  
**Doyle**  
Sales and Lettings

Price £425,000 Freehold



This spacious 3 double bedroom family home is located in this sought after residential situation overlooking a green while benefiting from a garage to the rear that also offers parking to the front of it. An outstanding feature of this property is its impressive open plan style master bedroom with a contemporary ensuite bathroom. The ground floor is arranged with a living room, a conservatory currently used as a dining area, a hood side kitchen, a guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The first floor features 2 double bedrooms and a family bathroom while the master bedroom is located on the second floor. The property also benefits from both front and rear gardens, these are arranged with low maintenance in mind. Viewing is highly recommended to fully appreciate what this property has to offer.

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.

# Spacious 3 double bedroom family home

Property overlooks a green and benefits from a garage and parking to the rear

Impressive open plan style master bedroom with a contemporary ensuite bathroom

Good sized living room

Conservatory currently used as a dining area

Fitted kitchen

Guest cloak room

First floor family bathroom

Low maintenance front and rear gardens

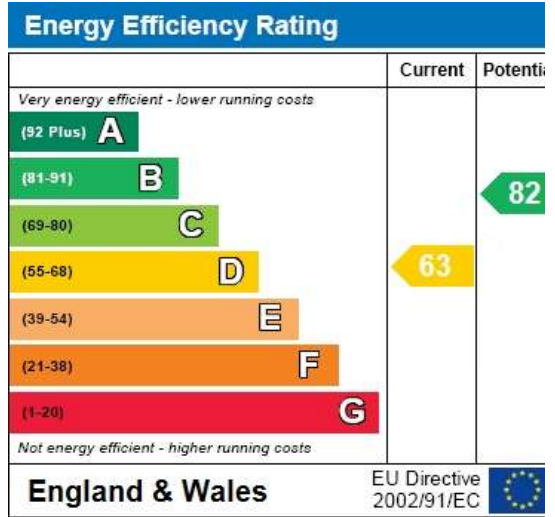
Viewing is a MUST

Council Tax Band C

Tenure -Freehold

 <p><b>Ground Floor</b> Building 1</p>	 <p><b>Floor 1</b> Building 1</p>	 <p><b>Approximate total area<sup>1)</sup></b> 1290.46 ft<sup>2</sup> 119.89 m<sup>2</sup></p> <p><b>Reduced headroom</b> 27.14 ft<sup>2</sup> 2.52 m<sup>2</sup></p>
 <p><b>Floor 2</b> Building 1</p>	 <p><b>Ground Floor</b> Building 2</p>	<p><b>1 Excludes Garage</b></p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p><small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small></p> <p><b>GIRAFFE360</b></p>

Scan here for more details





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## 28 Essex Mead, Hemel Hempstead, Hertfordshire, HP2 6LF

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