

15 Dunlin Road
Hemel Hempstead
HP2 6LU

David
Doyle
Sales and Lettings

Offers in Excess of £400,000 Freehold



This well presented 3 bedroom family home is situated in a cul de sac while offering spacious and flexible accommodation. The property is conveniently located for shops, schools, amenities and Motorway networks. The ground floor is arranged with a an impressive open plan kitchen dining room, a separate living room, bedroom 4 / family room, guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The kitchen dining room is an outstanding feature of this property with a pair of double glazed French doors that offer access to the rear garden, an extensive range of shaker style units, colour coordinated work surfaces and a matching breakfast bar area. The first floor features 3 good sized bedroom and a family bathroom, To the front of the property is a brick block driveway that offers excellent off road parking facilities, while the rear garden is pleasantly private and landscaped with a patio and decked seating areas, an area laid to lawn, fenced boundaries and gated rear access. With 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.

Well presented 3 bedroom home in a cul de sac location

Convenient for local shops, schools amenities and Motorway networks

Impressive open plan kitchen dining room

Living room

Garage Currently Used As A Bedroom

Guest cloak room

First floor family bathroom

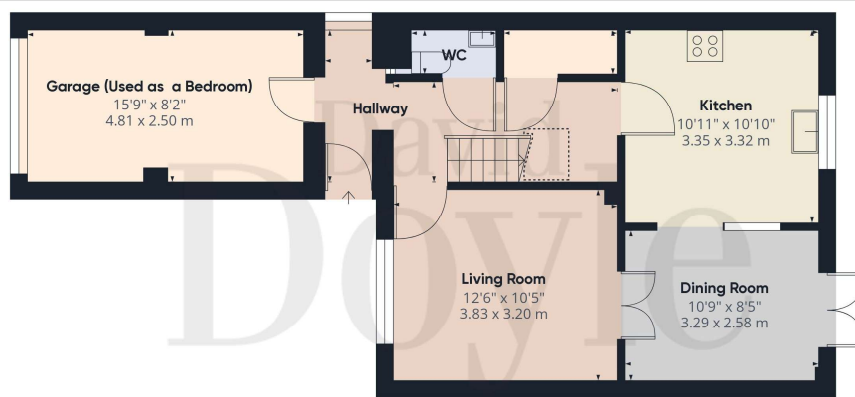
Driveway

Rear garden

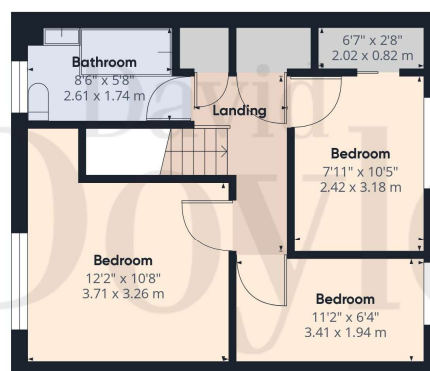
Viewing is a MUST

Council Tax Band C

Tenure -Freehold



Ground Floor



Floor 1



Approximate total area^m

1045.34 ft²

97.12 m²

Reduced headroom

6.88 ft²

0.64 m²

(1) Excluding balconies and terraces


Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

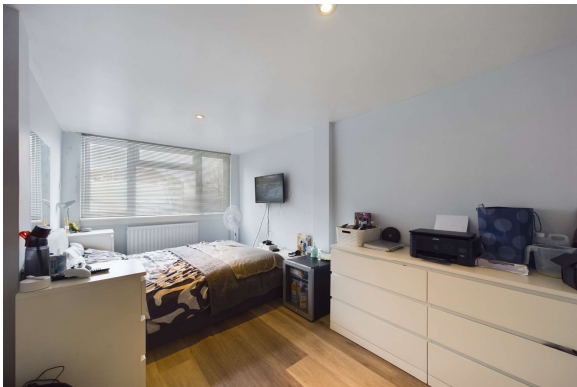
GIRAFFE360

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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

15 Dunlin Road, Hemel Hempstead, Hertfordshire, HP2 6LU

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