

David Doyle

 MAYFAIR
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24 Crescent Road
Old Town
HP2 4AH

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

Guide Price £595,000 Freehold



David Doyle are delighted to offer to the sales market this rarely available detached family home with a two car driveway located in this popular `Old Town` situation close to excellent amenities, highly regarded schooling and travel links. The property has been well maintained by its current owners and offers spacious and tasteful accommodation comprising a storm porch with a double electric socket opening to a spacious hallway with engineered wooden flooring, a large understairs storage cupboard housing the new combi boiler, a generous understairs guest WC, stairs to the first floor and doors to a beautiful dual aspect reception room with engineered wooden flooring, an attractive electric fire with a limestone surround, a box bay window to the front aspect and french patio doors opening to the rear garden. Also accessed from the hallway is the utility room with space and plumbing for white goods opening to the impressive kitchen with a vaulted ceiling and two velux windows, a vast range of wall and base units, coordinating work

surfaces, an integrated Zanussi gas hob, electric oven and extractor hood, an integrated dishwasher and under counter fridge and lovely dual aspect views of the rear garden. Finishing the ground floor accommodation is the family room which can be accessed from the living room and from the front and rear of the property. This room enjoys beamed ceilings and would be perfect for use as a studio or home office if needed. To the first floor is a landing with access to the insulated and part boarded loft and doors to three well proportioned bedrooms, bedroom two with a shelved airing cupboard and a pedestal wash hand basin. A family bathroom and very useful separate shower room complete the first floor accommodation. Externally, the front of the property benefits from an attractive garden with hedged and walled boundaries and off street parking for two vehicles. The rear garden is an outstanding feature of this property being superbly presented and pleasantly private measuring approximately 60` in

length and well arranged with a refurbished raised decked seating area otherwise mainly laid to lawn with herbaceous borders, fenced boundaries and a basement storage area of reduced height with power, a lovely summer house with light and power and gated side access to a further brick built storage shed/workshop. Offered in excellent order throughout and offering versatile accommodation, this lovely property is a must see. Call now to view.

The nearby Old Town High Street has been described as the prettiest road in the county. With Medieval roots, 18th Century architecture, beautiful St Mary`s Church, the Old Town Hall, cobbled streets, restaurants, period public houses and specialist shops, it is a pleasure to visit.

Detached Family Home

Driveway

Old Town Position

Close To Schools & Amenities

BRAND NEW COMBI BOILER

David
Doyle

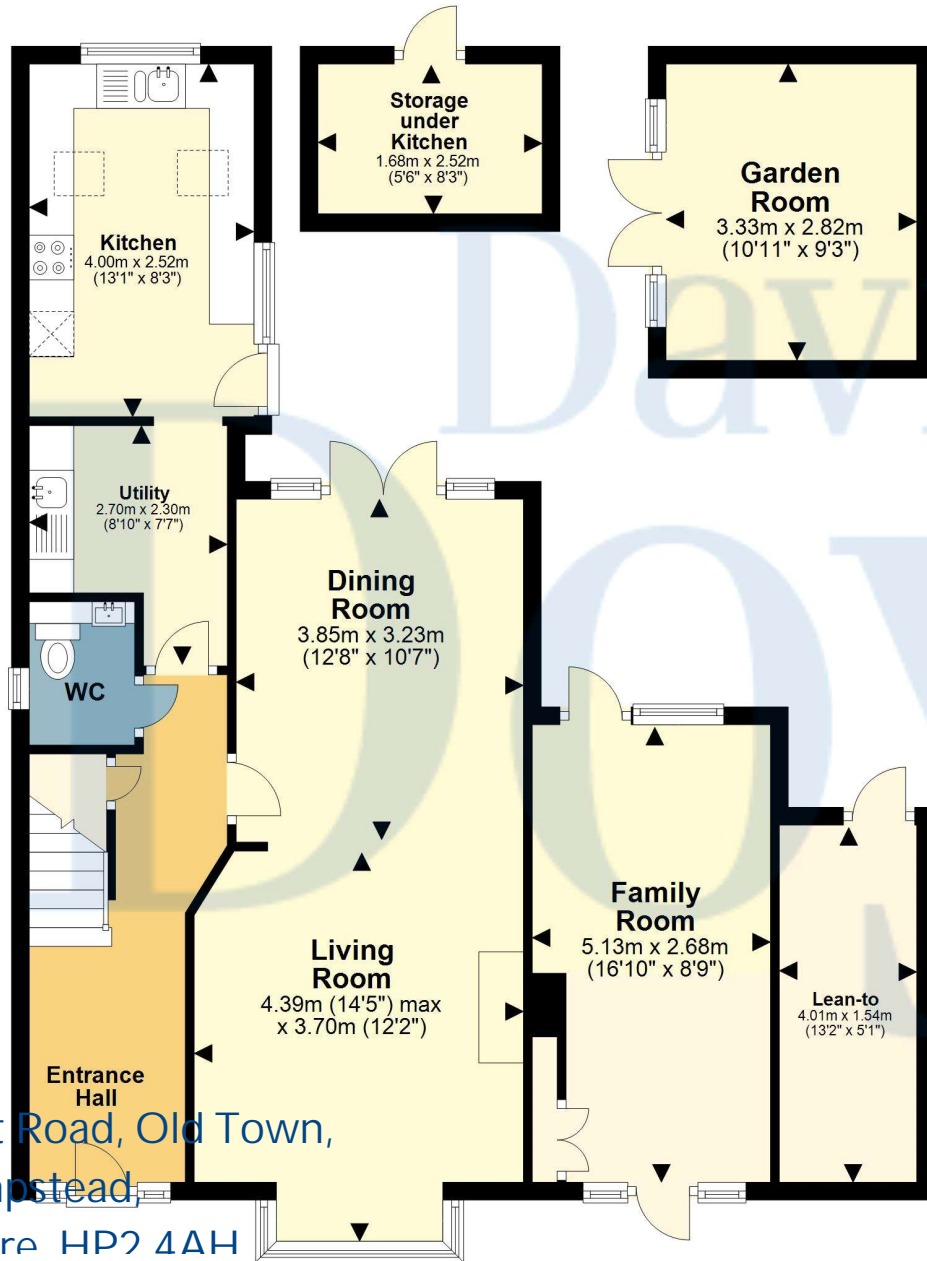
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Call **01442 248671** to arrange a viewing or register an interest

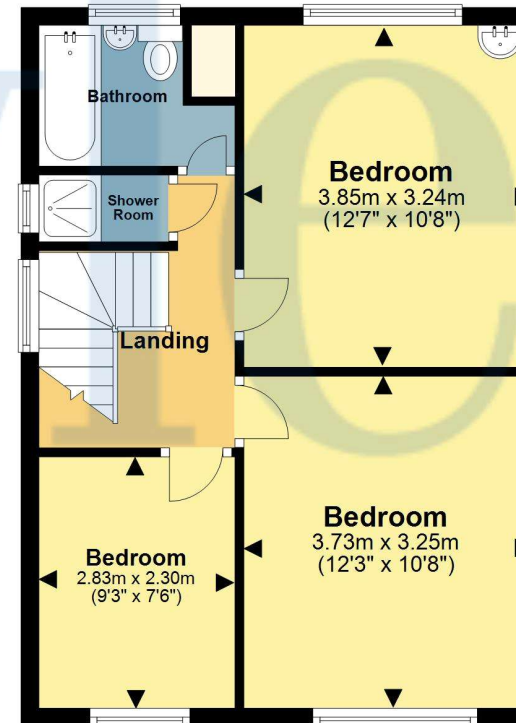
Ground Floor

Approx. 91.1 sq. metres (980.4 sq. feet)



First Floor

Approx. 42.8 sq. metres (461.2 sq. feet)



24 Crescent Road, Old Town,
Hemel Hempstead,
Hertfordshire HP2 4AH

Boxmoor Office
45 St Johns Road
Boxmoor
Hemel Hempstead
Herts, HP1 1QQ
01442 248671

Total area approx. 133.9 sq. metres (1441.6 sq. feet)