

**167 Briery Way, Hemel  
Hempstead, Hertfordshire,  
HP2 7AN**

David  
**Doyle**  
Sales and Lettings

**OIEO £600,000** Freehold



This extended 4 double bedroom detached family home offers spacious accommodation that is over 1,500 sqft, while enjoying views over an open playing field and is located on this sought after road that is conveniently located for local shops, schools, amenities and Motorway networks. The ground floor features a generous open plan lounge dining room that benefits from patio doors that offer access in to the pleasantly private rear garden, a good size fitted kitchen, a cloak room / utility area and a welcoming entrance hall with stairs leading to the first floor. The first floor offers 4 double bedrooms and a family bathroom all accessed from a spacious landing area. Externally the property offers both front rear gardens, a generous brick block driveway that offers excellent off road parking facilities and access to the garage. The rear garden is pleasantly private and well arranged with a patio seating area, an area laid to lawn, hedge and fenced boundaries and gated side access. With scope to extend further STNC. 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.

Extended 4 double bedroom detached family home

Sought after road with views over an open playing field

Open plan lounge dining room

Good sized kitchen

Cloak room / Utility

First floor family bathroom

Pleasantly private rear garden

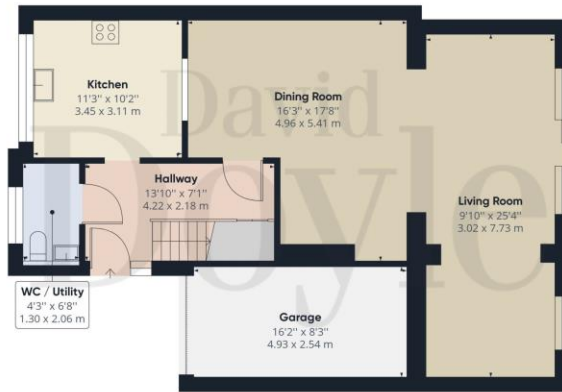
Driveway offering excellent off road parking facilities

Garage

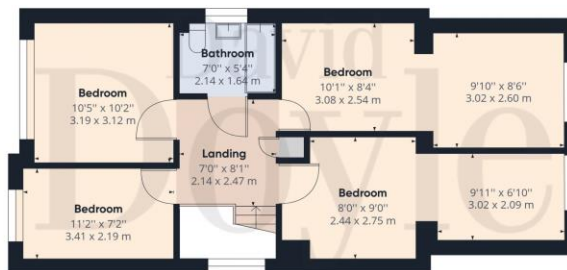
Viewing is a MUST

Council Tax Band E

Tenure -Freehold



Ground Floor



Floor 1

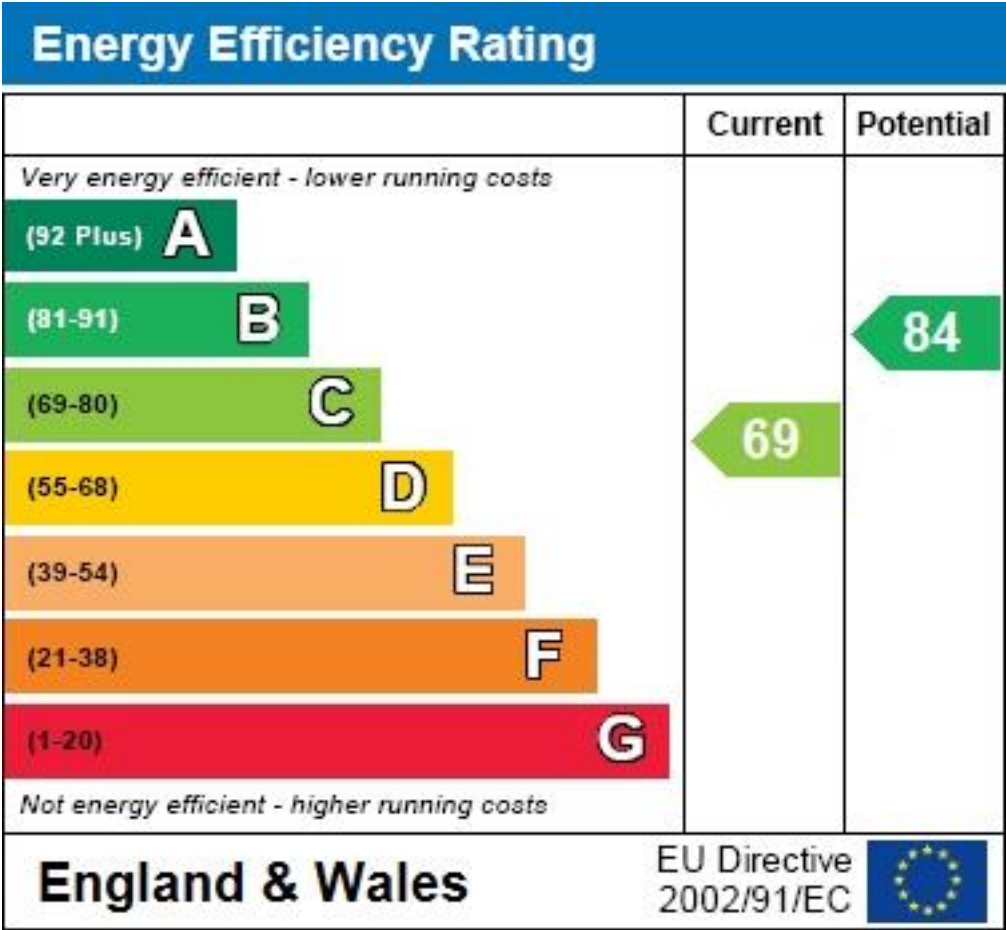


Approximate total area<sup>(1)</sup>  
1520.55 ft<sup>2</sup>  
141.26 m<sup>2</sup>

(1) Excluding balconies and terraces

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





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

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