

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**23 Marlborough Rise
Hemel Hempstead
Hertfordshire
HP2 6DU**

Price £425,000 Freehold

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This 3 Bedroom link Detached family home enjoys a pleasantly private position with a garden that wraps around one side of the property. The ground floor offers an open plan dual aspect Lounge Dining Room with two pairs of double glazed patio doors that open on to the garden, the Kitchen is fitted with a range of Shaker style wall and floor mounted units and an integrated oven, hob and fridge. The ground floor is completed by an Entrance Hall that offers access to the Guest Cloak Room and the Utility Room. The first floor boasts 3 good sized Bedrooms and a Shower Room fitted in white with chrome fittings. The Master Bedroom benefiting from fitted wardrobes. External the property has a Detached Garage with an up and over door while having parking to the front and side of the Garage. An outstanding feature of this property is the pleasantly private Garden that is arranged with a large patio seating area, herbaceous borders, an area laid to lawn and hedging to the properties front and side curtilage. 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.

3 Bedroom link detached family home

Pleasantly private position

Open plan Lounge Dining Room

Fitted Kitchen

Utility Room

Guest Cloak Room

First floor Shower Room

Detached Garage

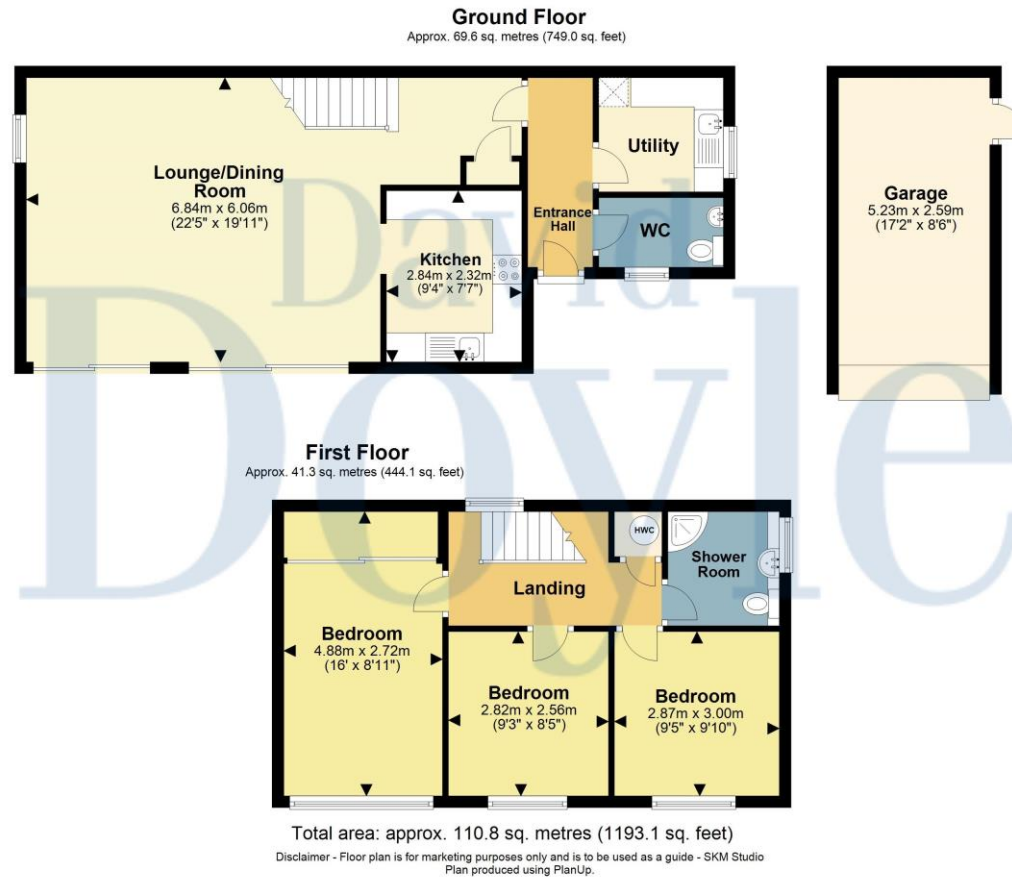
Driveway

**David
Doyle**

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



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