

# David Doyle

 **MAYFAIR**  
OFFICE.CO.UK



**88 Fletcher Way  
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HP2 5RR**

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**Price £350,000** Freehold





David Doyle are delighted to offer to the sales market this well presented three bedroom family home situated in this popular residential location close to highly regarded schooling and local amenities. The property has been very well maintained and updated by the current owners and a viewing is much advised to appreciate this excellent property. The Ground floor accommodation comprises an entrance hall with stairs to the first floor and a door to the living room with a wall mounted feature fire opening to the separate dining room with patio doors to the rear garden and leading to the recently refitted kitchen arranged with a vast range of high gloss floor and wall mounted units, integrated appliances and space and plumbing for white goods. The first floor boasts three well proportioned bedrooms, the master being particularly generous and offering a vast range of fitted wardrobes. Finishing the first floor accommodation is the family bathroom, arranged with a white suite and chrome sanitary ware. Externally, the property benefits from a generous rear garden attractively arranged with a patio

area leading to lawn with mature plant and shrubs, fenced boundaries and side access to the front of the property, also with a mature garden area and pathway to the front door. Offered in good decorative order throughout and with the benefits of gas central heating and double glazing, this lovely property is a must see.

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.

Three Bedroom

Family Home

Recently Refitted Contemporary kitchen

Two Reception Rooms

Generous Rear Garden

Close To Amenities and Hemel 'Old Town'

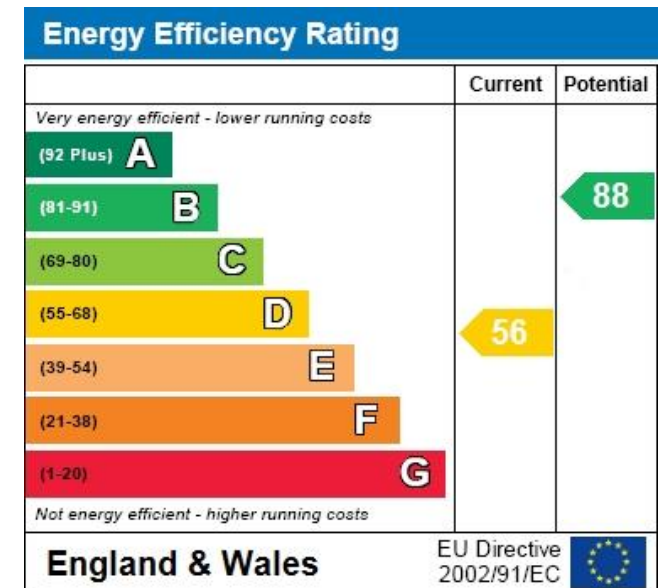
Large Master Bedroom

Motivated Vendor

Viewing Advised

Council Tax Unknown

Tenure - Freehold

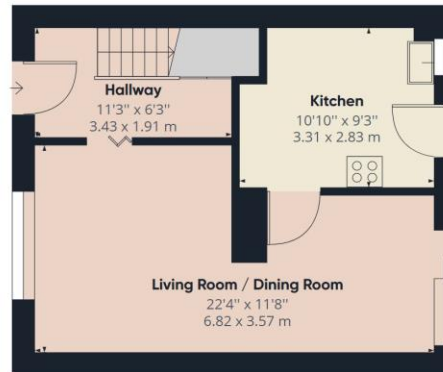


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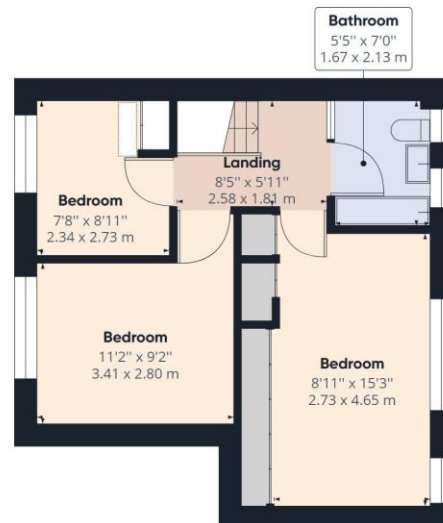
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Call **01442 248671** to arrange a viewing or register an interest



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

822.05 ft<sup>2</sup>

76.37 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.

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