

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

Guide Price £1,700 pcm To Let



















Well presented 3 bedroom family home with driveway, conveniently located for shops, schools and amenities. Lounge, refitted kitchen/dining room with integrated appliances and bi-fold doors, downstairs utility room & cloakroom, luxuriously refitted first floor bathroom, double glazing, gas heating to radiators and rear garden. The property is offered unfurnished & is available from mid July 2023.***

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.

To view this property prospective tenants are expected to earn 30 times the monthly rental figure to pass referencing. If self employed you will be required to give details of your

advise of any liability/ie

David

accounts showing suitable earnings. The landlord has stipulated no smokers.

Please also note there is currently construction work taking place, as the garage space directly to side of the property is being converted into a 2 bedroom house. As such, the door from the utility room to the garage will no longer exist.

3 Bedroom Family Home

Refitted Kitchen/Dining Room

Integrated Appliances

Bi-Fold Doors

Refitted Bathroom

Driveway

Rear Garden

Close To Shops, Schools & Amenities

Unfurnished

Available From Mid July 2023

od faith and are believed to be correct at the date of compilation, but any intending purchasers shou pachinery, equipment, services, fixtures and fittings referred to were present at the date of first ins

ion direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give a

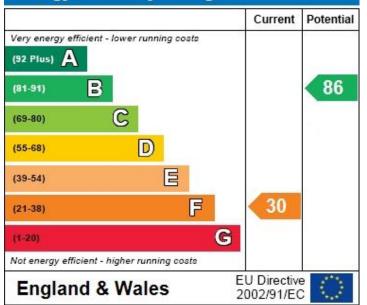
. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurre

Council Tax Band C

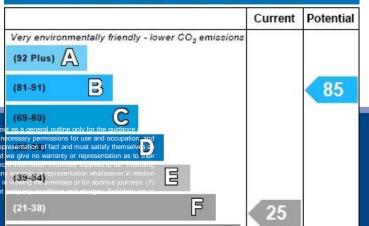
All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some

Tenure - To Let

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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

Ground Floor First Floor 11 **Kitchen/Dining** Bedroom 2 .68m 54m x 3.80m (12'5") max x 2.81m (9'3") Room (8'4" x 5'6") ► 6.46m x 2.71m (21'2" x 8'11") Landing Lounge Bedroom 1 **Utility** 3.64m (11'11") 3.60m x 3.29m .35m (7'9") **Bedroom 3** x 3.56m (11'8") max .82m (6') max (11'10" x 10'10") 3.38m x 1.83n (11'1" x 6') Entrance Hall

Floorplan is not to scale and to be used for layout guidance only, any measurements shown should NOT be relied upon. Floor Area (Sq/m) includes all areas shown on plan except Balconies, Patios, Eaves, Garden and Parking Areas unless otherwise indicated.

Plan produced using PlanUp.

48 Pudding Lane, Gadebridge, Hemel Hempstead, Hertfordshire, HP1 3JU



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