

David
Doyle

 **MAYFAIR**
OFFICE.CO.UK



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

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

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

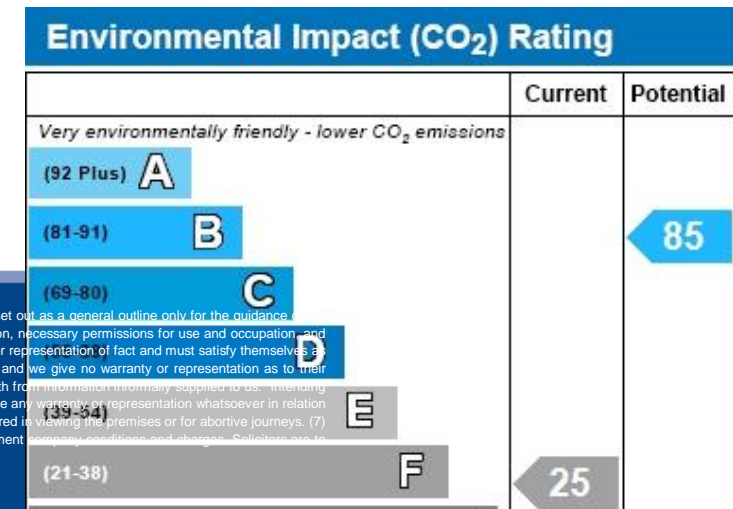
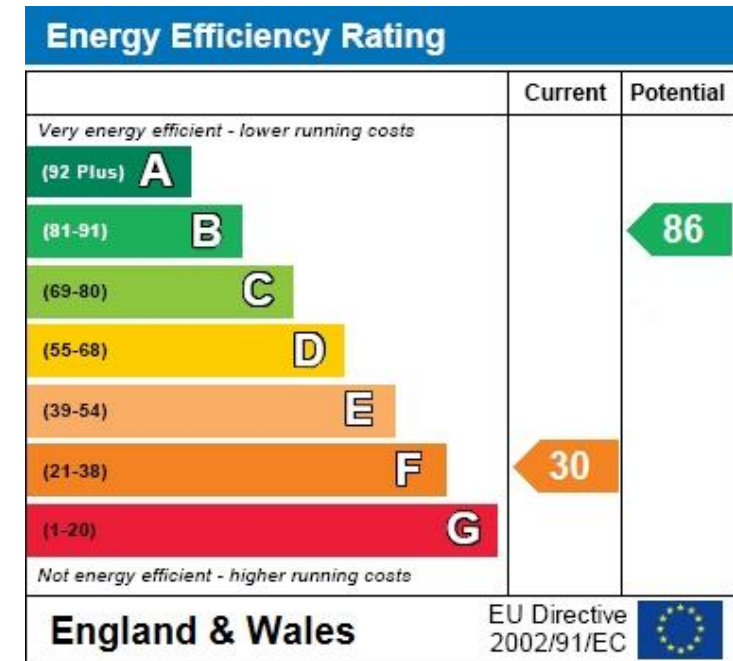
Close To Shops, Schools & Amenities

Unfurnished

Available From Mid July 2023

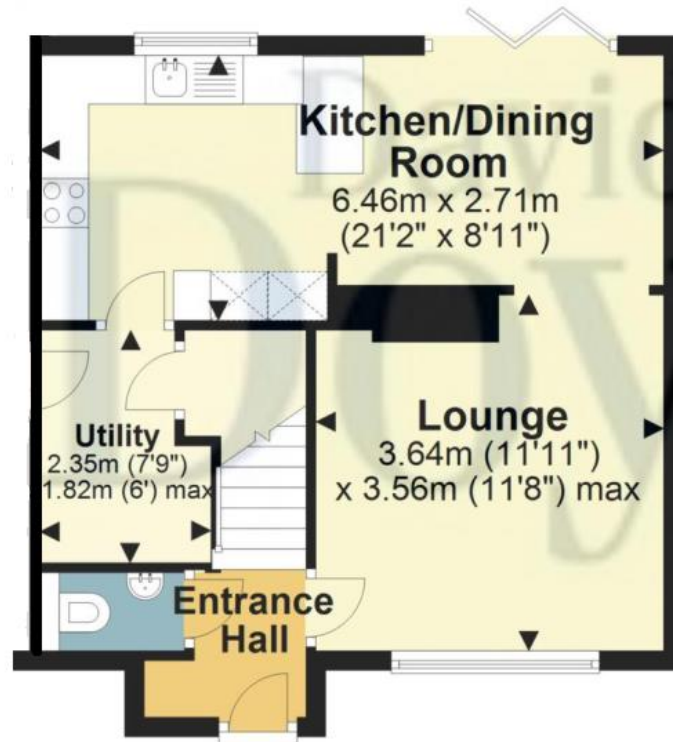
Council Tax Band C

Tenure - To Let

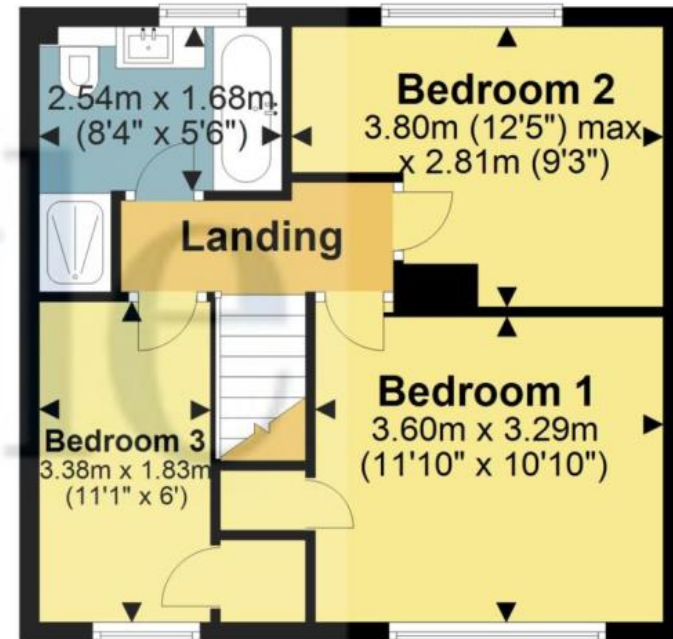


Call **01442 248671** to arrange a viewing or register an interest

Ground Floor



First Floor



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



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