

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**33 Manscroft Road
Gadebridge
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Offers Over £450,000 Freehold



David Doyle are delighted to offer to the Sales market this rarely available and much loved 3 Bedroom Semi Detached Family Home with Garage and Driveway situated in this popular HP1 location close to excellent amenities and highly regarded schooling. Coming to the Sales market for the first time in many years and requiring some modernisation, the property sits on a generous plot and has excellent scope for extension subject to the necessary planning consents. The accommodation comprises a spacious hallway with doors to the bright Living room with a flame effect electric fire and wooden mantle and a bay window to the front aspect. leading to a separate Dining room with a lovely views of the rear garden and a double glazed paned door providing access and completing the ground floor accommodation is a fitted kitchen with a range of wall and base units, an integrated oven and gas hob and space and plumbing for white goods. To the first floor are 3 good sized bedrooms, a family bathroom and separate WC. Externally, a particular feature of the property is the rear garden, which is of extensive size and well arranged with a patio seating area, otherwise

mainly laid to lawn with fenced boundaries, mature plants, trees and shrubs and a large storage room to the rear of the garage accessed by a personal door. To the front of the property is a further garden area with mature shrubs, hedged borders, steps to the front door and a driveway leading to the Garage The property is bright and spacious with lovely views to the rear and is offered with the benefits of Double Glazing, Gas Central Heating and NO UPPER CHAIN. An appointment to view is a must to appreciate the potential this lovely home has to offer.

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 Family Home

Garage & Driveway

Popular HP1 Position

Requiring some Updating

Generous Garden

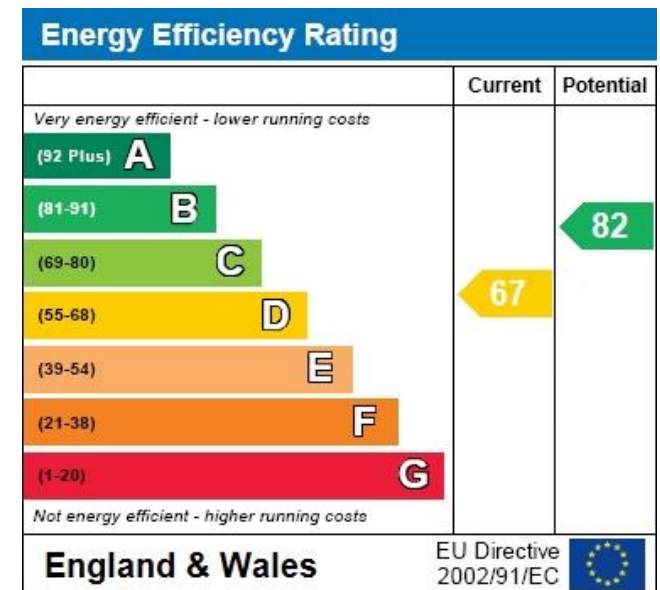
Close to Excellent amenities

Separate Living & Dining Rooms

Store Room

No Upper Chain

Call To View

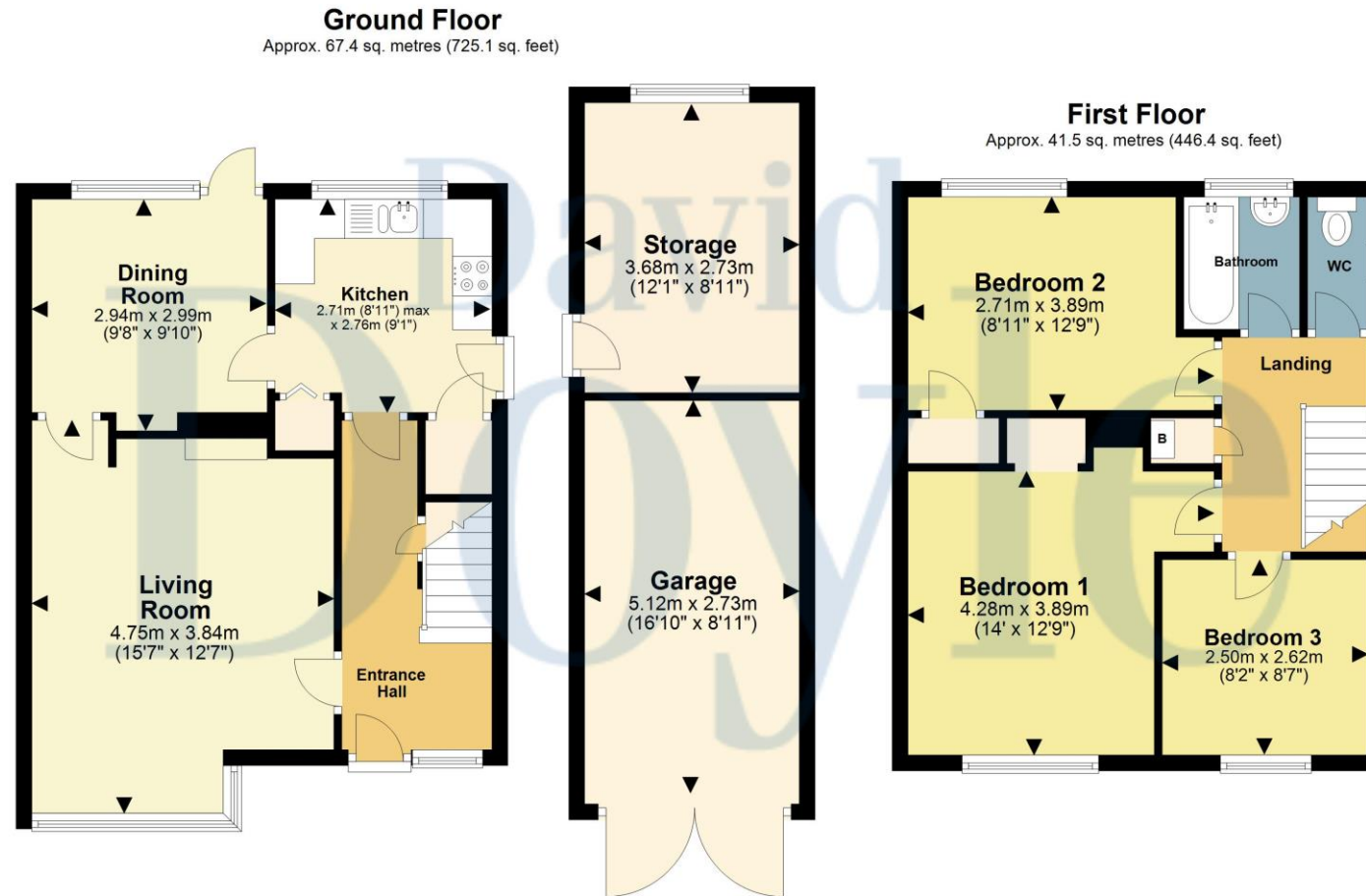


David
Doyle

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



Total area: approx. 108.8 sq. metres (1171.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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