

David Doyle

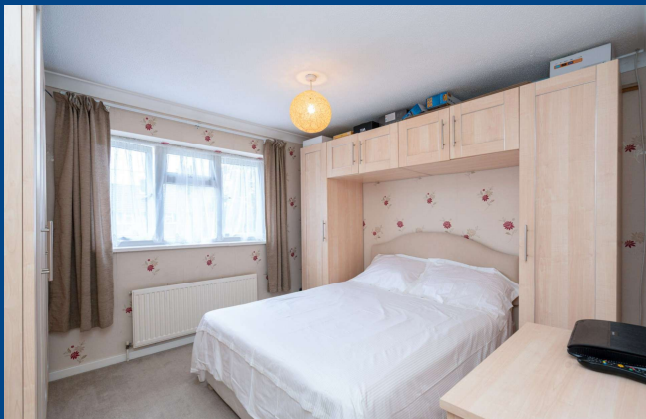
 **MAYFAIR**
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**53 Ritcroft Street
Hemel Hempstead
HP3 8PE**

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Price £375,000 Freehold

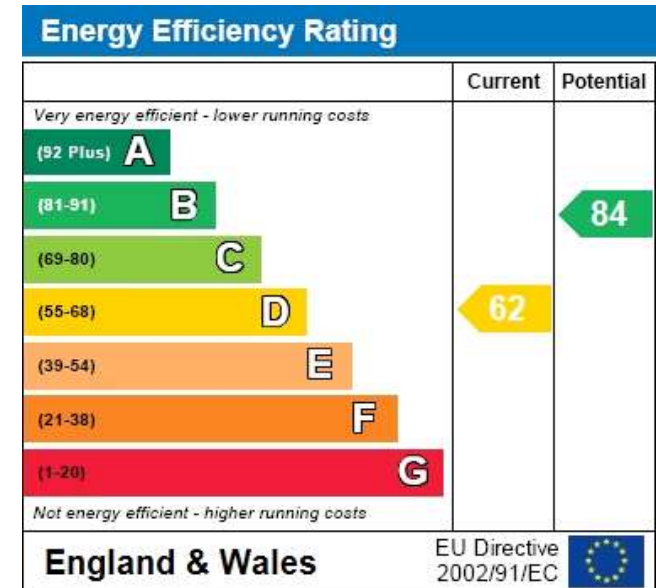


This well presented 3 Bedroom family home is situated in this sought after residential situation and conveniently located for local shops, schools and amenities. The property provides spacious and well arranged accommodation, the ground floor offers a dual aspect Lounge/Dining room with a pair of double glazed French doors opening on to the rear garden and a generous Kitchen. The first floor has 3 Bedrooms and a Family Bathroom. Externally the property has both front and rear Gardens. The Rear garden is pleasantly private and well arranged with a seating area otherwise laid to lawn with fenced boundaries at the Gardens end you will find a storage shed and pond. The property benefits from 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.

- Well presented 3 Bedroom family home
- Sought after residential situation
- Convenient for local amenities
- Dual aspect Lounge/Dining Room
- Generous Kitchen
- Family Bathroom
- Pleasantly private rear garden
- VIEWING HIGHLY RECOMMENDED



David
Doyle

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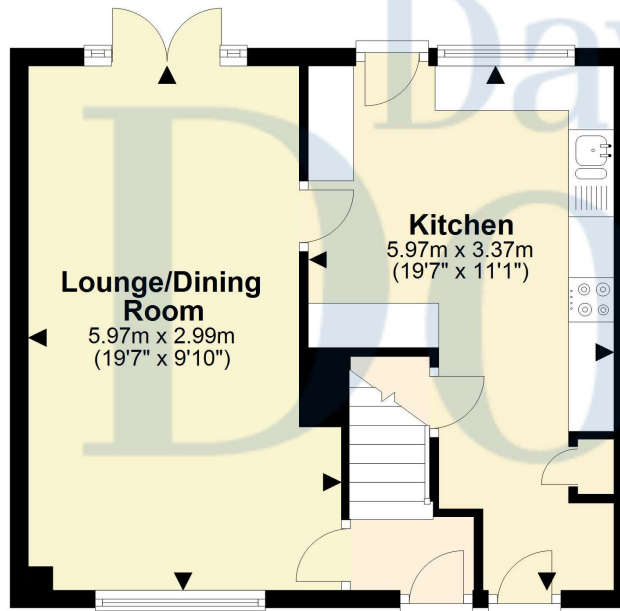


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Call **01442 248671** to arrange a viewing or register an interest

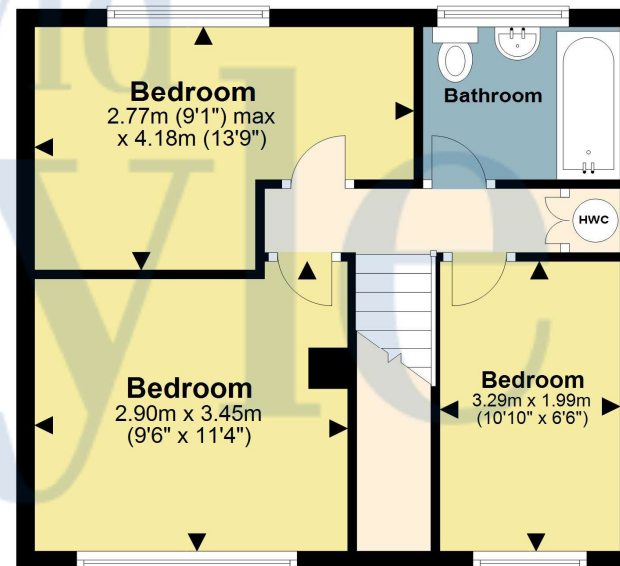
Ground Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



First Floor

Approx. 38.3 sq. metres (411.7 sq. feet)



Total area: approx. 76.8 sq. metres (827.1 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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