

David Doyle

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**3 Rumballs Close,
Hemel Hempstead
HP3 8HX**



David Doyle are delighted to offer to the Sales Market this excellent Three Bedroom Family home situated in this popular residential cul de sac close to highly regarded schooling and local amenities. The property has been updated and well maintained by the current owners and is offered with the benefit of NO UPPER CHAIN. Comprising to the ground floor is an entrance hall with a wooden staircase to the first floor and a door leading to the well proportioned kitchen/dining room offered with a range of wall and base units, co-ordinating wooden work surfaces, a `Butler` sink and space and plumbing for white goods. Also accessed from the hallway is a bright and spacious lounge/dining room with patio doors opening to the rear garden. To the first floor is a spacious landing with loft access, three tastefully decorated bedrooms, the master with fitted wardrobes and a family bathroom with a white suite and chrome sanitary ware. Externally, the property benefits from a well planned rear garden attractively arranged with a patio seating area and steps leading to lawn with fenced boundaries and a shed to

the gardens end. To the front of the property is a further garden area and steps to the front door. Offered in exceptional order throughout and with the benefits of double glazing and gas central heating, an appointment to view 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.

3 Bedrooms

Well Presented Throughout

Popular HP3 Situation

Close to Schools and Amenities

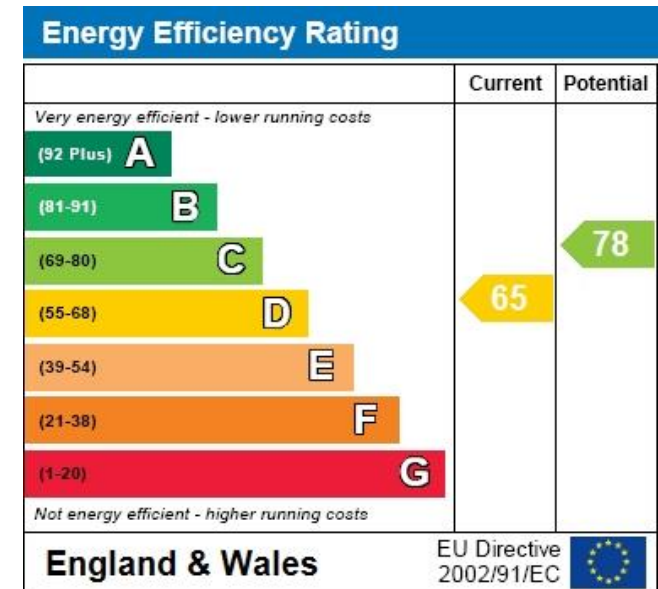
Generous Garden

Kitchen/Breakfast Room

Bright Lounge

NO UPPER CHAIN

Call To View



David
Doyle

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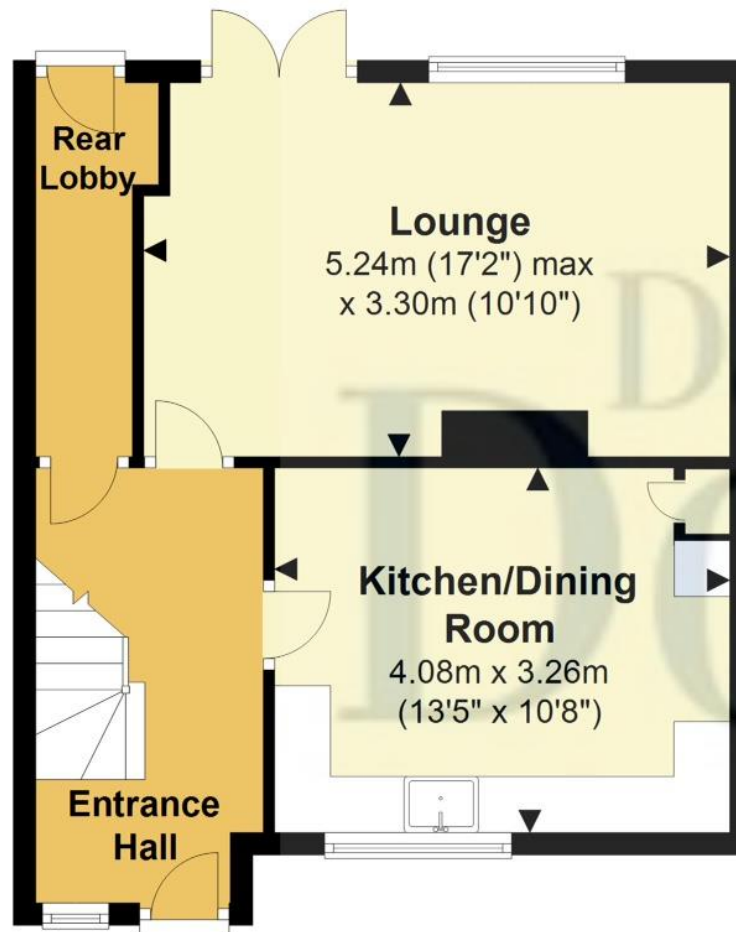


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Call **01442 248671** to arrange a viewing or register an interest

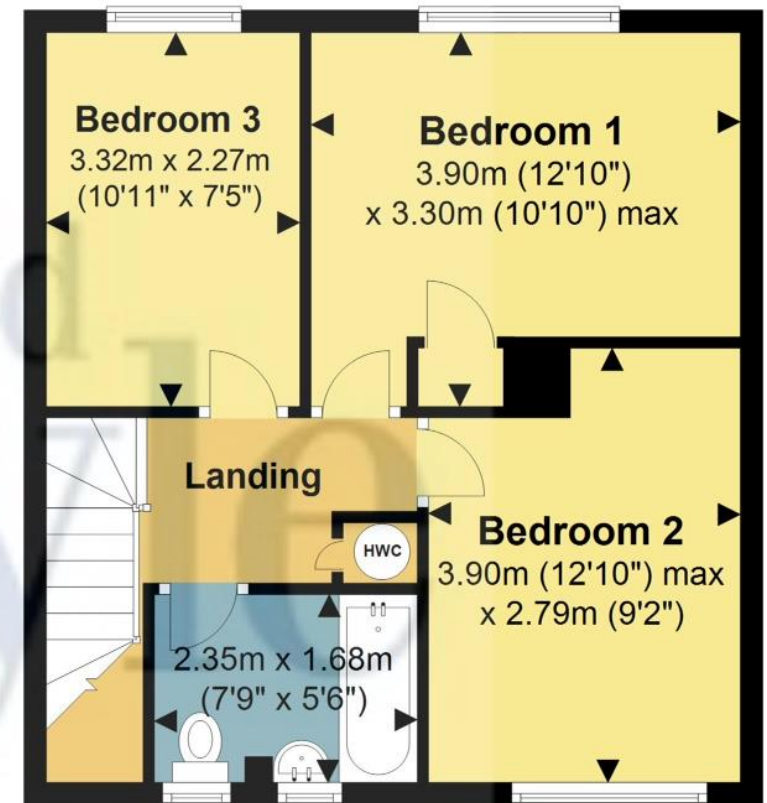
Ground Floor

Approx. 42.5 sq. metres (457.2 sq. feet)



First Floor

Approx. 41.6 sq. metres (448.1 sq. feet)



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Total area: approx. 84.1 sq. metres (905.4 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any dimensions are approximate.

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