

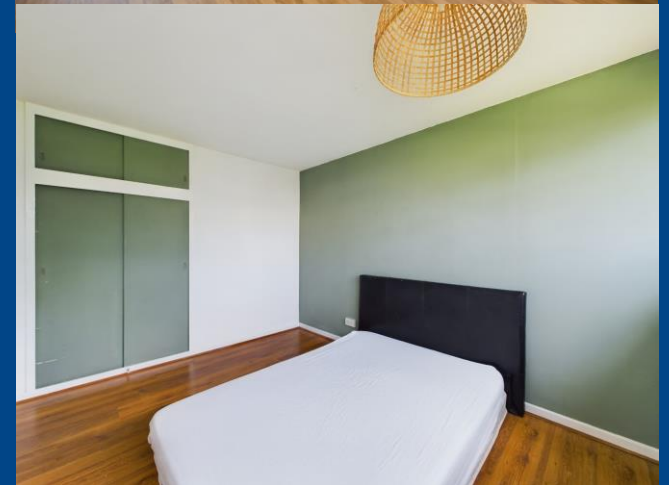
David Doyle

 **MAYFAIR**
OFFICE.CO.UK

**20 Nidderdale
Hemel Hempstead
HP2 5TE**

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Price: Offers Over £330,000



David Doyle are pleased to offer to the sales market this well proportioned three bedroom family home conveniently located for local shops, schools and amenities. The property offers well arranged accommodation and has been updated in recent years yet still offers scope to improve. The accommodation comprises a porch opening to an entrance hall with stairs to the first floor, a useful storage cupboard and doors to the large dual aspect living/dining room and the fitted kitchen arranged with a contemporary range of wall and base units, coordinating work surfaces, integrated appliances and space and plumbing for white goods. Also accessed from the kitchen and dining area is the large conservatory with patio doors opening to the rear garden. The first floor offers three bedrooms, bedrooms one and two with fitted wardrobes and finishing the accommodation is the refitted fully tiled bathroom arranged with a white suite and chrome sanitary ware. Externally, the property benefits from

both front and rear gardens, the rear garden is pleasantly private and well arranged with patio seating areas and lawn with a brick built shed to the gardens end, gated rear access and fenced boundaries. The front garden has attractive lawned areas, mature plants and shrubs and a path to the front door. Further benefits to the property include double glazing and gas heating to radiators. Viewing 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.

Three Bedroom Family Home

Close To Shops & Amenities

Refitted Kitchen & Bathroom

Large Living/Dining Room

Recently Decorated

Overlooking A Green

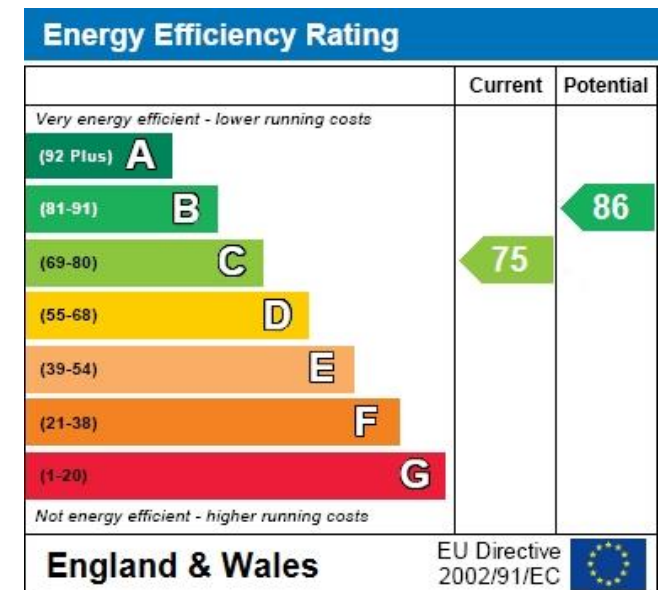
Private Garden

Double Glazing & Gas Central Heating

Viewing Advised

Council Tax Band C

Tenure - Freehold

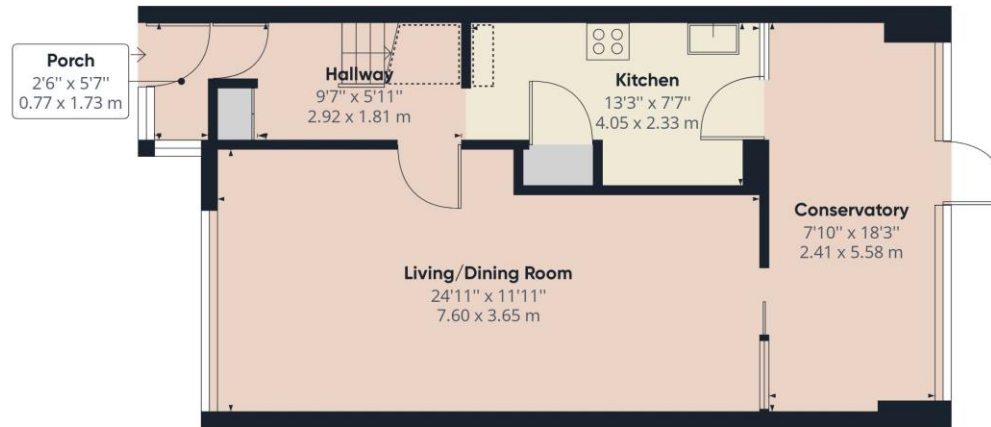


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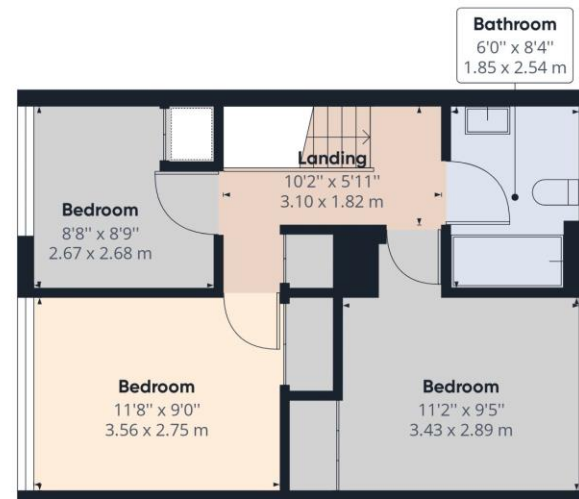
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Call **01442 248671** to arrange a viewing or register an interest



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1034.52 ft²

96.11 m²

Reduced headroom

14.88 ft²

1.38 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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