

David Doyle

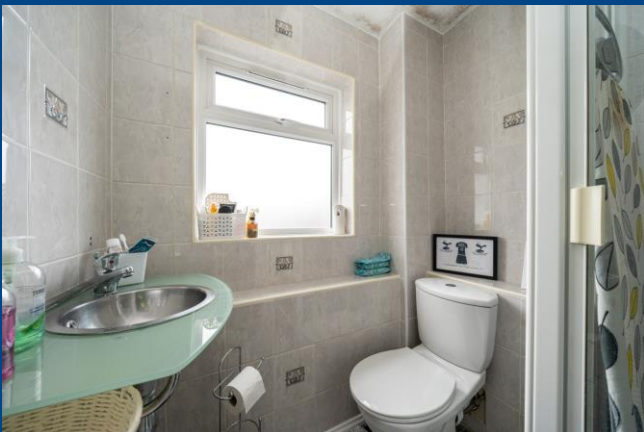
 **MAYFAIR**
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**6 Manan Close
Hemel Hempstead
HP3 8TG**

01442 248671 www.daviddoyle.co.uk boxmoor@daviddoyle.co.uk

Offers Over £400,000



David Doyle are pleased to offer to the sales market this very well presented three bedroom family home situated in this sought after residential cul de sac conveniently located for local shops, schools and amenities. The property provides spacious and well arranged accommodation and comprises a large entrance porch leading to the bright and spacious entrance hall with quality wooden flooring opening to the bright lounge, a generous under stairs storage/play area and the fully integrated kitchen/dining room offering a vast range of attractive cream high gloss wall and base units, coordinating wood effect work surfaces, a distinct dining area and a personal door opening to the rear garden. Finishing the ground floor accommodation is a very useful family shower room. The first floor offers a spacious landing with an airing cupboard, loft access, three well proportioned bedrooms and a family bathroom. Externally the property has both front and rear Gardens. The rear garden is pleasantly private and attractively arranged with a decked seating area otherwise laid to

an astro turfed lawn with fenced boundaries and gated access to the rear. To the front of the property is a lawned area and pathway to the front door. The property has been well maintained and is offered in excellent decorative condition throughout with the benefits of 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.

Three Bedroom Family Home

Open Plan Ground Floor Accommodation

Tasteful Decor Throughout

Landscaped Rear Garden

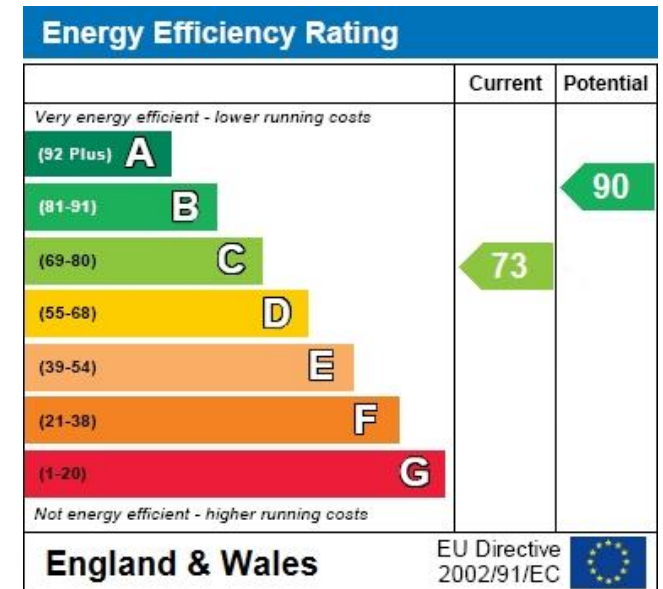
Generous Bedrooms

Fully Integrated Kitchen

Two Bathrooms

Popular Residential Situation

Call To View



David
Doyle

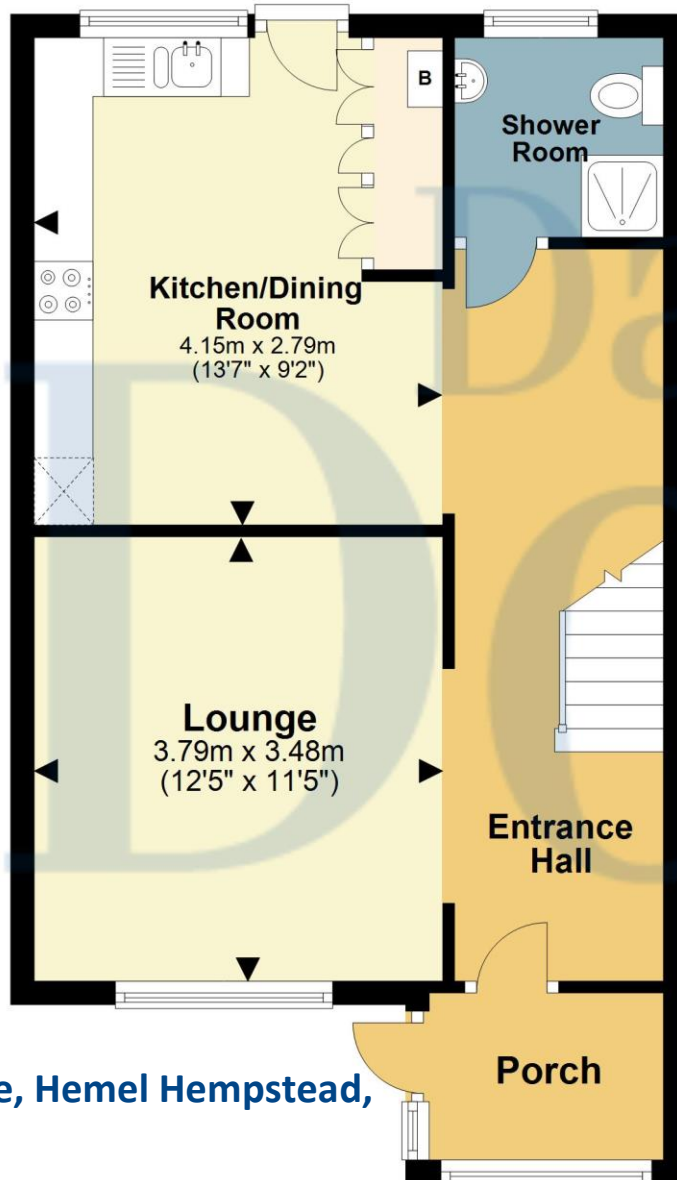
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Call **01442 248671** to arrange a viewing or register an interest

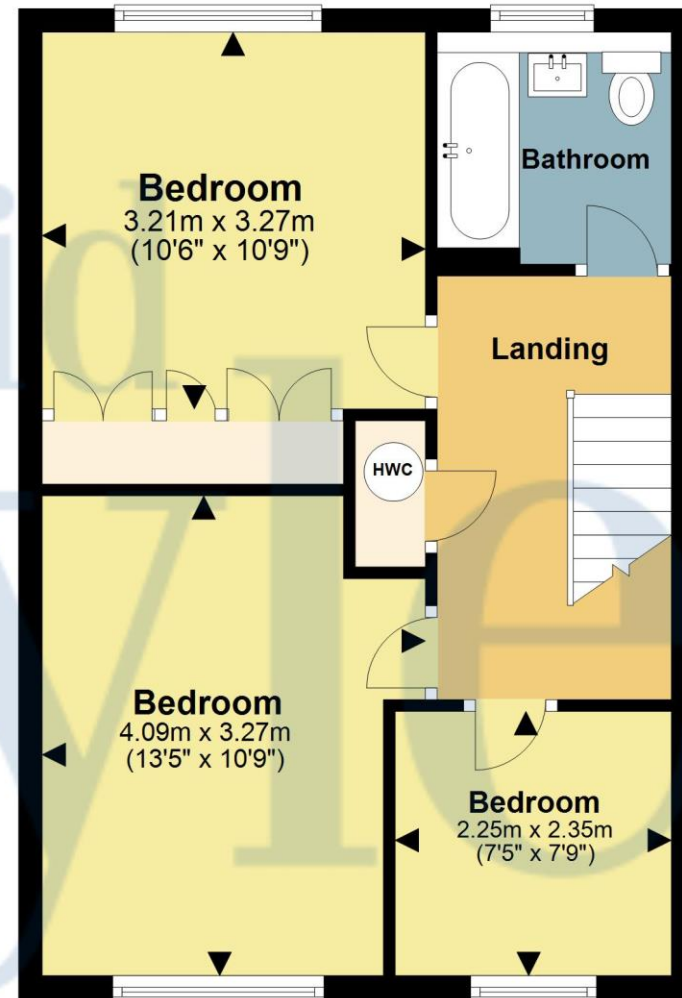
Ground Floor

Approx. 46.1 sq. metres (496.4 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.7 sq. feet)



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Total area: approx. 89.2 sq. metres (960.1 sq. feet)

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